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	<b>Maryland Department of Assessments and Taxation</b> <b>BALTIMORE CITY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a>  <a href="#">New Search</a> <a href="#">Ground Rent</a>
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**Account Identifier:** Ward - 07 Section - 02 Block - 1589 Lot - 073

**Owner Information**

<b>Owner Name:</b>	ROBERT I. BENNY, LLC	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	10503 WILLIAM TERRY DR VIENNA VA 22181-3038	<b>Deed Reference:</b>	1) SEB/ 6995/ 214 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
908 N PATTERSON PARK AVE BALTIMORE 21205-1235	14X80

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
7					2	1589	73	81	

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	705 SF		11130
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
2	YES		BRICK

**Value Information**

	Base Value	Value		
		As Of	Phase-in Assessments	As Of
		01/01/2002	07/01/2003	07/01/2004
<b>Land:</b>	3,000	3,000		
<b>Improvements:</b>	9,000	9,000		
<b>Total:</b>	12,000	12,000	12,000	12,000
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

<b>Seller:</b> BENNY, ROBERT I	<b>Date:</b> 01/21/1998	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> SEB/ 6995/ 214	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*

**NOTICE OF DEFECT /  
ELEVATED BLOOD LEVEL OF 15 µg/dL OR GREATER**

**Date Sent:** \_\_\_\_\_

**THIS IS TO NOTIFY YOU TO PERFORM MODIFIED RISK REDUCTION TREATMENTS OUTLINED UNDER § 6-819 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:**

**A CHILD UNDER THE AGE OF SIX YEARS OR A PREGNANT WOMAN AT THIS ADDRESS HAS A BLOOD LEAD LEVEL OF 15µg/dL OR GREATER**

**AND/OR**

**THE FOLLOWING DEFECTS REQUIRE YOUR ATTENTION**

**To:** \_\_\_\_\_

Name of Landlord

Landlord Street Address

City

State

Zip Code

**From:** \_\_\_\_\_

Name of Tenant

Street Address and Apt. #

City

State

Zip Code

Telephone – Day

Telephone - Evening

There is **Chipping, Peeling or Flaking Paint** on the property: (Check all areas that apply)

\_\_\_ Front Bedroom

\_\_\_ Living Room

\_\_\_ Stairway

\_\_\_ Middle Bedroom

\_\_\_ Dining Room

\_\_\_ Porch

\_\_\_ Back Bedroom

\_\_\_ Kitchen

\_\_\_ Outside Walls

\_\_\_ Parent Bedroom

\_\_\_ Hallway

\_\_\_ Den/Family Room

\_\_\_ Children's Bedroom

\_\_\_ Bathroom

\_\_\_ Door/Door Frame

There are **Structural Defects** on the property: (Check all that apply)

\_\_\_ Leaky Ceiling/Roof

\_\_\_ Leaky Pipes

\_\_\_ Door (Broken or Sticky)

\_\_\_ Broken Steps

\_\_\_ Broken Window

\_\_\_ Hole in Floor

**Others** (Please list): \_\_\_\_\_

**Landlord/Property Owner Signature if Hand-Delivering:**

I, \_\_\_\_\_, Landlord/Property Owner (or agent of the above noted property owner) hereby acknowledge receiving this Notice of Defect/EBL.

\_\_\_\_\_  
Signature of Landlord/Agent

\_\_\_\_\_  
Date

**Note to Property Owners/Landlords:**

*A property owner of an affected property (a rental property constructed prior to 1950 or between 1950-1978 where the property owner elects to comply with the law) is required under Maryland law to respond to a Notice of Defect within 30 days by performing Risk Reduction Measures (lead hazards treatments) on the property or by passing a lead dust test. If you have any questions regarding compliance with the Maryland law, please contact: Coalition to End Childhood Lead Poisoning at (410) 534-6447 or (800) 370-5323 or the Maryland Department of the Environment at 410-631-3825 or (800) 776-2706.*

Once completed, your Landlord may ask you to sign off on the finished work. It is your right to have your Landlord pay for your home to be inspected by a state certified inspector. We suggest you ask for this inspection to better protect your family.

### WHAT IF MY LANDLORD DOES NOT MAKE THE REPAIRS?

If your Landlord does not act within 30 days you can ask the court to begin rent escrow (Real Property Article §8-211.1).

### WHAT IF MY LANDLORD STARTS REPAIRS BUT DOES NOT USE CERTIFIED LEAD WORKERS?

It is extremely important that all repairs are done using certified workers. Certified workers have special training in lead safe work practices. If unqualified workers are used, they can make a dangerous condition even worse. Call the Maryland Department of the Environment to report unsafe work practices at (410) 631-3825.

### WHAT DEFENSES MAY MY LANDLORD RAISE?

Your Landlord may raise the following defenses to your Rent Escrow Complaint:

- You never gave him/her Notice about the chipping, peeling paint.
- You have not given the Landlord 30 days to do the risk reduction treatments.
- You have refused the certified workers or the Landlord (if s/he is certified to do risk reduction) entry into your rental home to do the lead risk reduction treatments.

- The rental property has no chipping paint or the risk reduction treatments have been completed and the property has been properly inspected.

### WHAT MAY HAPPEN WHEN I GO TO COURT?

When you go to Court, the Judge may:

- Approve the Rent Escrow and order that you pay your rent into the court escrow account.
- Decrease the amount of rent owed until the risk reduction takes place (rent abatement).



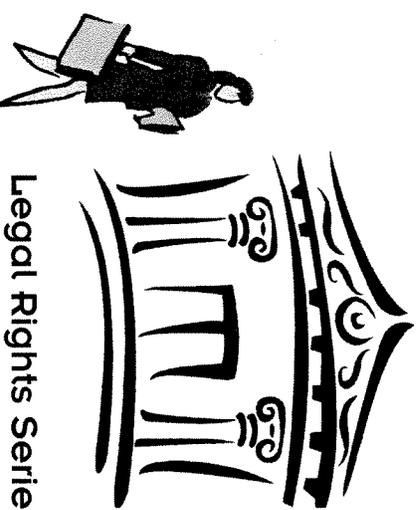
- Order the Landlord to perform the lead risk reduction treatments using certified workers and have the property inspected once the risk reduction is completed.
- Order the Landlord to repair other dangerous conditions in the property.
- Order that the lease be terminated.

For more information on using Rent Escrow to protect your family from lead hazards, call the Coalition To End Childhood Lead Poisoning at (410) 534-6447.

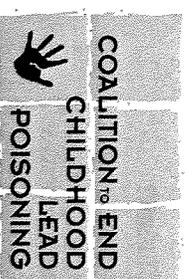
Please note: This pamphlet is intended to provide general information only. It is not intended to give legal advice. Any tenant needing legal advice should consult an attorney.

## Using Rent Escrow to Reduce Lead Hazards

## A Self-help Guide for Tenants



Legal Rights Series



2714 Hudson Street

Baltimore, Maryland 21224-4716

Tel.: 410.534.6447 or 800.370.LEAD

Fax: 410.534.6475

Web: [www.leadSAFE.org](http://www.leadSAFE.org)

E-mail: [ceclp@leadSAFE.org](mailto:ceclp@leadSAFE.org)





DISTRICT COURT OF MARYLAND FOR

City/County

Located at

Court Address

Case No.

Plaintiff/Counter-Plaintiff (Tenant)

Defendant/Counter-Defendant (Landlord)

Address

VS.

Address

City

State

Zip

City

State

Zip

PETITION IN ACTION OF RENT ESCROW FOR INJUNCTION

The Tenant respectfully states that:

- 1. he/she rents the property located at... for the sum of \$... per month/week.
2. there exist conditions and defects on the leased premises shown above, which constitute, or if not promptly corrected, will constitute a fire hazard or serious threat to the life, health, and safety of occupants...
3. And that the Landlord was notified by Defendant in writing of the existence of the defects or conditions...
4. The Landlord has not made the necessary repairs or corrected the condition complained of in the notice to the Landlord...

Date

Tenant's/Attorney's Signature

WRIT OF SUMMONS

TO THE DEFENDANT/COUNTER-PLAINTIFF (LANDLORD):

YOU ARE HEREWITH SUMMONED TO APPEAR FOR TRIAL ON

Date

at... in this Court to answer an Action of Rent Escrow a Petition For Injunction at the suit of the Tenant in the above case.

Date

Signature

ORDER OF COURT

The Court having made the following findings of fact, to wit:

ORDERED as follows:

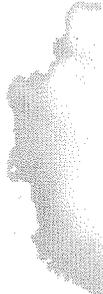
- That the lease between the parties to this action is hereby terminated and the Tenant shall return the possession of the leased premises described in this action to the Landlord, on or before... subject to the Tenant's right of redemption.
That this action be dismissed.
That the amount of rent required by the lease be abated and reduced to the amount of \$... and paid into an escrow account established by this Court until the above conditions are corrected by the Landlord and approved as required.
That the Landlord make the repairs and correct the conditions complained of to wit:
That damages be awarded for breach of the warranty of habitability or covenant of quiet enjoyment in the amount of \$
Other:

Date

Judge

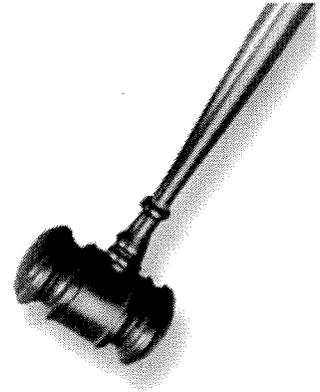
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## Code Enforcement Legal Section



This Section prosecutes code violators.

The primary responsibility for enforcing the Zoning, Building and related codes of Baltimore City lies with the Housing Inspections Services Division of DHCD. When violators fail to comply voluntarily with the notices issued by those inspectors, the matter is referred to the Housing Inspection Services Division's Compliance Section where attorneys review it.

Find out [more about us](#) or get answers to [frequently asked questions](#).

Search our database to find out what's happening in your neighborhood.

[Docket Inquiry](#)

[Case Tracking](#)

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[Inspector](#)

Cases scheduled for court on any day/date range, in any given neighborhood, or by a specific address.

Find cases that have been forwarded to the Legal Section; where they are in the process; what happened in court.

Search city addresses and neighborhoods for outstanding violation notices.

Find Inspector names and contact information by specific address.

You can contact the Legal Section by [email](#) or by calling (410) 396-4140.



## Search - Violation Notice

<input checked="" type="checkbox"/> By Address	House Number	Direction	Street Name	Street Suffix
	<input type="text" value="2317"/>	<input type="text" value=""/>	<input type="text" value="Linden"/>	<input type="text" value="AV"/>
<input type="checkbox"/> By Neighborhood	<input type="text" value=""/>			

For more information on open violation notices please contact your Housing Inspection area office. [Click here](#) for address and phone number information for the nine Housing Inspection area offices.

BaltimoreHousing.org

**Record Count : 6** (To organize your search click on the appropriate heading.)

Address	Vacant	Notice Number	District	Neighborhood	Map
2317 LINDEN AV		553097	CENTRAL	RESERVOIR HILL	
2317 LINDEN AV		553084	CENTRAL	RESERVOIR HILL	
2317 LINDEN AV		553105	CENTRAL	RESERVOIR HILL	
2317 LINDEN AV		553085	CENTRAL	RESERVOIR HILL	
2317 LINDEN AV		770094	CENTRAL	RESERVOIR HILL	
2317 LINDEN AV		553792	CENTRAL	RESERVOIR HILL	

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