

Tenant's Responsibilities

as written in the

MUNICIPAL CODE OF ORDINANCES PART II – CUMBERLAND CITY CODE CHAPTER 5 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE VI – HOUSING CODE

DIVISION 7.

RESPONSIBILITIES OF OCCUPANTS *(from pages 35-37)*

Sec. 5-341. - Prohibited occupancy.

An occupant or tenant shall not sublet any dwelling or dwelling unit which does not comply with the provisions of this code. In particular, but not by way of limitation, an occupant shall not permit any portion of a dwelling or dwelling unit to be occupied in violation of the standards and requirements for light, ventilation and occupancy as provided in this code. The provisions of division 3 hereinabove specifically apply to this section.

(Ord. No. 3597, § 2(701), 9-4-07)

Sec. 5-342. - Sanitary maintenance.

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling or dwelling unit and the premises thereof which he occupies and controls. A clean and sanitary condition shall include but is not limited to the following standards:

(a) Floors, floor coverings and other walking surfaces shall be kept clean and free of dirt, filth, garbage, human and animal wastes, litter, refuse and any other unsanitary matter.

(b) Walls, ceilings, windows and doorways shall be kept clean and free of dirt, greasy film, soot and any other unsanitary matter.

(c) Plumbing fixtures shall be kept in a clean and sanitary condition, and no material shall be deposited in any such fixture which may result in the obstruction of such fixture or of any lines connected thereto. Every occupant shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

(Ord. No. 3597, § 2(702), 9-4-07)

Sec. 5-343. - Pest extermination.

Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rats or other pests therein or on the premises, and every occupant of a dwelling unit in a dwelling containing more than one (1) dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested. No occupant or owner of a dwelling or dwelling unit shall accumulate or allow to accumulate, rubbish, boxes, lumber, scrap metal or other materials in a manner that may provide a harborage for pests of any type in or about any dwelling or dwelling unit floor.

(Ord. No. 3597, § 2(703), 9-4-07)

Sec. 5-344. - Vandalism.

The tenant or occupant of any dwelling unit shall not destroy, deface, damage, impair or carry away, nor permit any other person on the premises with his permission to destroy, deface, damage, impair or carry away any of the facilities, equipment, appurtenances or any part of the structure of a dwelling or dwelling unit. Any violation of this section 5-344 may be proceeded against without the necessity of giving notice under section 5-231 of this code.

(Ord. No. 3597, § 2(704), 9-4-07)

Sec. 5-345. - Egress.

The occupant of any dwelling or dwelling unit shall not obstruct in any manner any means of egress from any portion of the premises.

(Ord. No. 3597, § 2(705), 9-4-07)

Sec. 5-346. - Flammable liquids or gases or combustible materials.

The occupant of any dwelling or dwelling unit shall not have or store flammable liquids or gas or any combustible material in a quantity greater than that permitted by the fire department or any other applicable codes. Permits are required to be obtained through the Cumberland Fire Department prior to the installation and usage of liquid petroleum and propane tanks greater than one hundred (100) gallons.

(Ord. No. 3597, § 2(706), 9-4-07)

Sec. 5-347. - Access for repairs.

Every occupant of a dwelling or dwelling unit shall give the owner thereof, or his agent or employee, access to any part of such dwelling or dwelling unit or its premises, at all reasonable times, for the purpose of making such inspection and such repairs or alterations as are necessary to effect compliance with the provisions of this code, or with any lawful rule or regulation adopted, or by any lawful order issued pursuant to the provisions of this code.

Sec. 5-348. - Access for city inspection.

Every occupant of a dwelling or dwelling unit and owner or agent thereof shall give the City of Cumberland's director or his duly authorized agent access to any part of such dwelling or dwelling unit or its premises, for the purpose of conducting inspections as required by this code.

(Ord. No. 3597, § 2(708), 9-4-07)

Sec. 5-349. - Cleanliness of sidewalks, alleys and gutters.

Every occupant of any dwelling or dwelling unit bordering any street, lane or alley shall not deposit garbage or rubbish into the gutters or alleys abutting the premises, and shall be responsible for sidewalk snow removal in accordance with City of Cumberland Charter and Code of Laws.

In any single-family dwelling or in any dwelling where the occupants of a particular dwelling unit have exclusive control over the rear yard, those occupants shall maintain a clean and sanitary condition, free

of garbage, rubbish, bulk trash, or other offensive material, both that portion of the sidewalk and the gutter that abuts the property and that portion of any alley that abuts the property and bounded by the property lines of the adjoining properties and mid-point of said alley.

(Ord. No. 3597, § 2(709), 9-4-07)

Sec. 5-350. - Heat.

Where the heating facilities of any dwelling or dwelling unit are under the control of the occupant thereof, it shall be the responsibility of the occupant to operate the heating facilities in order to maintain above-freezing temperatures at all times in all portions of the dwelling or dwelling unit and the premises thereof which he occupies and controls so as to prevent injury or damage to water pipes and plumbing.

(Ord. No. 3597, § 2(710), 9-4-07)

Secs. 5-351—5-370. - Reserved. □

DIVISION 3. (from page 13)

NOTICE: EMERGENCIES; CORRECTION OF VIOLATIONS; COLLECTIONS AND LIENS; PENALTIES; REGISTRATIONS; LIENSING

Sec. 5-237. – Licensing of rental dwelling units.

(k) ...the owner, agent or tenant of any rental dwelling unit subject to this article may request inspections of said unit(s) at any time, the fee for said inspections to be set by order of the Mayor and city Council, which request shall be in writing, and signed by the person submitting the request, and which shall set forth the specific complaint the individual making the request has with the unit(s) and which such request shall further set forth what attempts have been made to resolve the dispute between the parties. Except for conditions that present an imminent danger to the health or safety to occupants of a rental dwelling unit, before accepting such a complaint, the director or his designee shall require the tenant to provide documentation showing that the landlord was provided with a written request for the correction of the conditions which are the subject of the complaint no less than ten (10) days in advance of the date of the presentation of the complaint. A copy of the

written request shall serve as sufficient documentation for this purpose. □

...in plain language: Conditions that present immediate serious risk of death or serious physical harm to the occupants should be reported immediately.

Before coming to the City with complaints regarding your landlord – you must provide a copy of a dated letter you’ve written to the landlord explaining the condition(s) you believe need(s) corrected. You should give your landlord and/or agent 10 days or more depending on the situation, to correct the problem(s) and note the final deadline date in the letter. If the problem(s) is/are not resolved after the allotted timeline given by you in the letter, you can then bring a copy of the letter to the City for action to be taken.

TENANT TIPS

Please be sure you understand your lease agreement by thoroughly reviewing the fine print, asking questions about stipulations and upholding your end of the contract. Read and understand Housing Code regulations. Show respect for your rental property and your neighborhood. Take pride in your community and introduce yourself to your neighbors. Consider joining a neighborhood organization. Contact the City of Cumberland’s Neighborhood Advisory Commission at 301-759-6437, or visit the City’s website for more information. Your efforts matter to your community and you can make a difference!

View the complete Housing Code on the City of Cumberland’s website
www.cumberlandmd.gov
(Gov’t ▪ Comm. Dev. ▪ Housing Code/Rentals)

City of Cumberland
Department of Community Development
CODE ENFORCEMENT
57 N. Liberty Street (lower level)
Cumberland, MD 21502
301-759-6442

Knowing Your Role as an Occupant of Rental Property in the City of Cumberland

Embrace your role as a member of a community and make efforts to live harmoniously with others.



Tenant’s Responsibilities

as written in the

MUNICIPAL CODE OF ORDINANCES
PART II – CUMBERLAND CITY CODE
CHAPTER 5 – BUILDINGS AND BUILDING REGULATIONS