

MONTGOMERY COUNTY

requesting the rent increase as provided by Section 29-64 of this Chapter prior to or concurrent with filing the request for rent increase with the Office of Landlord-Tenant Affairs. The notice shall be accompanied with a copy of the above-described affidavit filed with the Montgomery County Office of Landlord-Tenant Affairs, and a statement that the holdover tenant has thirty (30) days to file any appropriate comment regarding the proposed rent increase with the Office of Landlord-Tenant Affairs.

(3) The holdover tenant or his designated representative or any interested association or organization in Montgomery County must file with the Office of Landlord-Tenant Affairs any appropriate comment within thirty (30) days of the filing of the request for permission to offer a rent increase.

(4) Within thirty (30) days of the filing of the request for permission to offer a rent increase, the landlord shall file with the Office of Landlord-Tenant Affairs a statement that the landlord has met with, or has, in good faith, attempted to meet with tenants or tenant representatives, associations or organizations representing the tenant or tenants of the dwelling units or rental facilities which are affected by or subject to the rent increase request for the purpose of explaining the basis for the request. The statement must contain specific factual information as to the nature of the meeting or attempted meeting.

(5) Within forty-five (45) days of the filing of the request for permission to offer a rent increase the Executive Director or his designee (except as to the first and third sentences of subsection 29-51b(9), the use of the phrase "Executive Director" in this Article shall include the designee of the Executive Director) shall either approve, disapprove, or modify the request by written findings, opinions and orders. The Executive Director shall provide a copy thereof to the landlord who filed the request, to any tenant affected by or subject to the rent increase, and any association or organization that filed a comment as to the request. The findings of the Executive Director shall include a specific finding as to hardship.

(6) If the Executive Director determines that he cannot make a decision as to the request, for any reason, within forty-five (45) days, the Executive Director may extend the time for issuing his decision by no more than thirty (30) days. Furthermore, if the Executive Director determines that a hearing is necessary in order to properly make a decision as to the request,