

Robin Truiett-Theodorson
Chairperson | Board of Commissioners

Janet Abrahams
President | Chief Executive Officer



Colossal Management Group, LLC
8480 Baltimore National Pike c
Ellicott, MD 21043

Date: 4/16/2026
Tenant ID: 000205107
Owner ID: 000200183
Inspection ID: 295198

Dear Colossal Management Group, LLC:

Please be advised that the HABC HCVP Inspections Department hereby abates the Housing Assistance Payments (HAP) for the above identified unit due to Housing Quality Standards (HQS) violations.

Inspections on **11/5/2025** and **4/15/2026** resulted in failed HQS Inspections. Per HUD requirements, two (2) HQS Inspection FAILS result in the abatement of the owner's HAP payments and may result in termination of the family's participation in the HCVP.

Upon notification that the violations have been corrected, the HABC will schedule a re-inspection. HABC charges a reinspection fee of \$75.00, for units that have failed 2 or more inspections. To reschedule an inspection, please contact HABC by email at S8landlord@habc.org or call 443-984-2222. The reinspection will be scheduled within 48 hours of the payment confirmation. If your unit passes at that time, your Housing Assistance Payment will be reinstated from the date of the passed inspection. There will be no retroactive payments from the period of time that the rent was abated and the unit did not comply with HQS. It is your responsibility to notify your tenant of the upcoming reinspection date. Please arrange to have a responsible adult age 18 or older present during the inspection and have all PETS SECURED.

If the unit is re-inspected and fails this abatement period inspection, the HAP contract terminates automatically 180 days after the last housing assistance payment to the owner. The unit will remain in abatement until it passes inspection or the contract terminates. Owners that request additional inspections after the abatement period will be subject to pay a re-inspection fee.

NOTICE TO HCVP PARTICIPANTS:

The HABC will not make any further HAP payments to your landlord unless the unit passes an inspection, even if you continue to reside in the unit. You are still responsible for your tenant portion of the rent to the owner (if applicable) as long as you reside in the unit. You will be contacted by a Program Specialist and issued a voucher to move. Failure to obtain a voucher to move may affect your participation in the Housing Choice Voucher Program.

If there are any questions, please email us at S8landlord@habc.org or call 443-984-2222.

Housing Authority of Baltimore City | 1225 West Pratt Street, Baltimore, MD 21223

443.984.2222 www.HABC.org [@BmoreHabc](https://www.instagram.com/BmoreHabc)

LIST OF HQS DEFICIENCIES

The following list of deficiencies **MUST** be corrected in 24 hours if emergency, and 30 days if non-emergency.

The following Fail Items are from 11/5/2025:

Responsibility	Room/Area	Fail Items	Notes
Owner	Kitchen - Security		weather strip rear door and hinge pin