

Canton Management Company LLC

2912 Odonnell St. • Baltimore, MD 21224
(410) 342-2205



1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

05/12/2026

This Lease Contract is between you, the undersigned resident(s):

Jordan A. Barczak, Diego A. Santaella Gelvez

and us, the owner/agent:

Canton Management Company LLC

You've agreed to rent the property located at

104 S. Chapel St.
Baltimore, MD 21231

for use as private residence only. Wherever in this agreement the term "Owner" is used it shall be construed to also mean "or his agent", and whenever the term "Tenants" is used it shall be construed to also mean "his family, employees, servants, agents, invitees, visitors, or sub-tenants."

The property will be occupied exclusively by the resident(s) listed above and the occupants listed below. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days. If an inspection of the unit is completed and unauthorized occupants are found, you will be in breach of lease and notice to vacate will be issued.

1.2 LEASE TERM

The term hereof shall commence on 08/01/2026 and continue until 07/31/2027. Provided the tenant is not in default hereunder, **this agreement shall automatically renew for an additional one (1) year period** at a renewed rent rate notified by Owner to Tenant not less than (75) days prior to the end of the original term unless terminated in writing by either party no less than (60) day prior to the end of the original term. Tenant's initials hereby acknowledge the automatic renewal if no written notice to vacate is given by tenant.

X JAB

Jordan A. Barczak

X DASG

Diego A. Santaella Gelvez

1.3 RENTS AND OTHER CHARGES

RENT: Rent shall be \$1,975.00 payable each MONTH in advance. The Tenants agree to pay the rent on the 1st of each month, without the need of demand or notice, at the office of the Agent or through

the online portal that is provided to the tenant. It is agreed that the rent is not uniformly apportionable from day to day except where it may be contrary to law.

RENTAL

INCLUDES:

Refrigerator, Stove/Range, Dishwasher, Microwave, and Washer/Dryer

If the rent is paid more than 10 calendar days late, Tenants will pay as a late charge a sum equal to 5% of the amount of delinquent rent due. Tenant will be notified by mail of issuance of a Notice of Intent that a court filing will sought after the 10 day grace period. The notice will include information on where to seek resources. Tenants also agree to pay the Court Costs charged by the District Court for any notices sent for non-payment of rent unless a court decision is rendered in favor of the Tenant. In the event a Warrant of Restitution (put-out notice) is issued, Tenants also agree to pay the additional Court Costs charged by the District Court. Tenant also agrees to pay the sum of \$80.00 should it become necessary for the Owner to hire men and/or equipment in advance for the purpose of being prepared for the putout. If tenant has four (4) appearances in any twelve (12) month period, eviction will be the only option. All the sums expressed in this section above are to be considered and designated as additional rent. If the Tenants pay the rent more than 10 days late on more than 3 occasions in any 3 month period, the Tenants shall pay the Owner, upon being given 60 days' written notice, and additional one half month of the rent amount as additional security deposit. This amount together with that previously paid Security Deposit shall not exceed the amount limited by law.

CHARGES AGAINST TENANTS-TREATED AS RENT:

Wherever in this agreement it calls for a charge against the Tenants, for any reason so stated in this agreement, and in the event the tenants fail to make such payments immediately upon demand by the Owner, then the amount thereof may, at the discretion of the Owner, be added to and deemed part of the rent due and the Owner shall have the same remedies for the collection of such charges as Owner has for rent.

ALLOCATION OF PAYMENTS MADE BY TENANTS: All payments made by the Tenants to the Owner shall be applied as follows: first, to pay late charges due and owing; second, to any and all court costs due, owing and arising out of a summary suit for rent; third, for any costs or charges which are the obligations of the Tenants as stated in other sections of this lease; fourth, to any past due rents or debts arising out of the lease; fifth, to any currently due rent.

PARTIAL RENT PAYMENT: It is agreed that the acceptance by the Owner of less than the full amount of rent due and owing shall not serve to prevent the Owner from filing a summary ejectment action or exercising any other remedies for any balance still due and owing.

BAD CHECKS: If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to Tenants. If the check is dishonored by the bank, Tenants agree to pay a \$30.00 charge to Owner to offset administrative costs incurred by Owner.

1.4 SECURITY DEPOSIT

\$1,975.00 is the full amount of Security Deposit of which \$1,975.00 has been received by Owner at the time of the signing and delivery of this lease to Tenants.

SECURITY DEPOSIT: Security Deposit paid, together with interest provided by law, is refundable to Tenants and will be mailed to them at their last known address within 45 days from end of tenancy; but Owner may deduct from the Security Deposit any unpaid rent, damages due to any breach of this agreement, and damages to the premises by the Tenants, their family, agents, employees, invitees or social guests in excess of ordinary wear and tear. Tenants have the right to be present when the Owner or his agent inspects the premises in order to determine if any damage was done to the premises if Tenants notify Owner at least 15 days prior to the date of moving or of their intention to move, the date of moving, and their new address. Upon receipt of the notice, Owner shall notify Tenants of the time and date when the premises are to be inspected. The date of inspection shall occur within five days before or five days after the date of moving as designated in the Tenants notice. The Annotated Code of Maryland provides: "If the landlord imposes a security deposit, he shall upon request promptly provide the Tenant with a written list of all existing damages, the request must be made within 15 days of the Tenant's occupancy." This is declared to be such a written request by the Tenants.

1.5 SMOKE ALARM INSTALLATION AND MAINTENANCE

Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland. **NOTICE:** Local jurisdictions may have additional requirements. Tenant further acknowledges that with respect to any smoke alarm installed in accordance with state or local law, said smoke alarm is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any smoke alarm, or otherwise permit any smoke alarm to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the smoke alarm periodically and to report in writing to Landlord any malfunction. Immediate notification of any malfunction shall be delivered by a call to the management office or reported through the maintenance module of the tenant portal. Landlord shall repair or replace the smoke alarm within 5 calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such smoke alarm which Tenant shall not have specifically reported in writing to Landlord as required. If any smoke alarm within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the smoke alarm to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

X JAB X DASG
Jordan A. Barczak Diego A. Santaella Gelvez

1.6 CARBON MONOXIDE DETECTOR INSTALLATION AND MAINTENANCE

Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors in accordance with state or local law. Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Landlord any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Landlord as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement incurred by Landlord, or such costs as may be added to and deemed part of the rent. Landlord shall have the same remedies for the collection of such costs as Landlord has for nonpayment of rent.

NOTICE: Some local jurisdictions require Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit. If the Property is in a jurisdiction that requires Landlord to provide written information on carbon monoxide detector testing and maintenance to at least 1 adult occupant of that unit, Tenant should initial the Tenant Certification.

TENANT CERTIFICATION: I hereby certify that I am an adult and that I have received from Landlord written information concerning the manufacturer's recommendation for maintenance and testing of the carbon monoxide detector(s).

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1.7 UTILITIES, FUEL, OIL

Included utilities: None

Unless otherwise indicated above, Tenants agree to supply fuel for heat, gas for cooking and/or hot water, electricity and their own furniture and appliances. If the rental includes gas and/or electricity, Tenants agree to pay the Owner, as additional rent, the costs of any fuel and/or energy used in operating any of the Tenants appliances for heating or air conditioning. If this lease is for a one-family house, Tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by the City of Baltimore, presently every month. The tenant will be supplied with the actual bill from Baltimore City that shows the calculation of the charges. Tenant shall keep these as a record to calculate their average monthly bill and notify the Agent if they feel the bill has increased for an unknown reason. If this is a multi-family building, the water bill will be split by the number of occupants in each unit. If City mails the bill for metered water and sewer service charge to Owner, this does not relieve the Tenants from their

responsibility for payment of such bill in one-family houses. If Tenants fail to pay this bill and Owner voluntarily pays the bill to prevent delinquency or turn off, the amount of the bill shall be treated as additional rent to be paid by Tenants to Owner immediately upon demand. If heat is fueled by oil, Tenants agree to purchase all their fuel oil from the company as may be designated by the Owner from time to time in order to obtain free oil burner service. If they fail to do so, Tenants will pay, as extra rent, the cost of repairs to oil burner, heating plant and controls and any other damages as a result thereof. Tenants are permitted to purchase fuel oil from a company of their own choice but must provide the Owner, prior to the start of each heating season with a copy of a fully paid for oil burner Service Contract from said Company or other reliable Service Company. If Tenants fail to provide such Service contract, then the Owner may purchase one and charge the cost to the Tenants as additional rent. In any event, the Tenants shall pay for the cost of priming the oil burner or other repairs as necessitated by the Tenants allowing the oil tank to run too low or dry.

1.8 MAINTENANCE, REPAIRS, TENANT INSPECTION

The tenant will receive a Move In Inventory and Condition Form at time of lease signing or key pick up. The form must be returned within 15 days with a list of any existing damages. If the form is not returned during the 15-day period, Management Company and the Owner will consider the property to be in acceptable condition.

Owner agrees upon notification by Tenants, to maintain roof and plumbing, heating and electrical facilities in good repair unless the need for such repair results from damage, misuse, abuse or neglect by Tenants, any residents or their invitees. It is agreed that the Owner does not supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, fuses, light bulbs, batteries, furnace filters, laundry wash trays, janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Any interior decorating such as painting, or papering shall be done at the option of the Owner. Tenants agree to notify Owner of repairs necessary to keep premises in a safe and sanitary condition in which event the Owner agrees to repair, except for those items specifically exempted in this section above, at Owner's expense and within a reasonable length of time, those items caused by ordinary wear and tear. If any defective condition of the premises comes to the Tenants attention, it shall be the duty of the Tenant to immediately notify the Owner of such defective condition. The Tenant shall be responsible for any liability or injury as a result of the Tenants failure to notify the Owner of such defective condition. If the need to repair is caused by Tenants, and residents, or their invitees, Owner may make repairs, the cost of which will be treated as additional rent to be paid by the Tenants upon notification of amount.

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1.9 TENANTS OBLIGATION TO THE PROPERTY

Tenants agree to keep property in a clean, safe and sanitary condition and not damage, deface, impair, abuse or remove any part of the premises which includes but is not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, electrical, glass doors, window sash, hardware and fixtures; not to use water on wood floors, but to keep them waxed and covered with floor

covering and to wash and use appropriate products on tiled floors. Tenants agree to keep their entire dwelling unit, yards, porches, fire escapes, steps, gutters, walks, and sidewalks clean and to keep all walks, sidewalks, porches, gutters and exterior steps clear of snow and ice, except wherever any of the foregoing might be a common area of a multiple family dwelling and not under the Tenants sole control; to use a city-issued garbage cans with tight fitting lids and to set out said cans at such times and locations as designated by the Owner so as to affect the proper collection of same; and if Tenants fail to fulfill any of these obligations, Owner or the City/County of Baltimore may perform them and charge Tenants the reasonable cost for each such item, which the Tenants agree to pay as additional rent. Tenants, in renting a one-family house, shall water and maintain all lawn and shrubbery and agree to keep all shrubs trimmed, the grass cut and to weed all flower beds and upon failure on their part to do so, Owner may have this done at Tenants' expense. In a multi-family dwelling the foregoing duties shall be the responsibility of the first floor Tenant. It is understood and agreed that the rent charged for this first-floor unit has been adjusted in consideration of the Tenant carrying out these duties. Tenants must always continually occupy premises and keep premises heated to a temperature at fifty-five degrees or higher by using the heating equipment on the premises and not by using the gas stove or other appliances except temporarily in cases of emergency. Tenants agree to pay the cost of repairing any damage to the building or equipment therein, including inside water pipe bursts or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenants. It shall be the responsibility of the Tenants in a single unit home, after the first two weeks of occupancy, to arrange for and to pay for the cost of exterminating bugs, pests, insects, vermin and rodents. Tenants are responsible to relieve any and all plumbing clogages. Tenants shall also be responsible for the replacement of all broken or cracked window glass or other glass caused by tenant or tenants guests. If the Tenants fail to fulfill any of these obligations the Owner may perform them and charge Tenants the full cost of each item, which the Tenant agrees to pay as additional rent.

1.10 COMMUNICATION EQUIPMENT AND WIRING

No alterations may be made to the property by the tenant or representative of any service provider without written permission from the property owner or management company.

1.11 COMMUNITY ASSOCIATION

In the event the Property is part of a condominium or homeowner association, Tenant agrees to obey and abide by the declaration, covenants, by-laws, restrictions, rules and regulations promulgated from time to time by the council of unit owners of the condominium or the homeowner association, copies of which shall be provided to Tenant by Landlord prior to occupancy. Landlord shall not be liable to Tenant for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/HOA fee.

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1.12 SUBLETTING

Tenants agree not to sublet or assign this agreement without the written consent of the Owner/Management company, which such consent Owner may withhold or condition in Owner's sole and absolute discretion, and not to do anything that will contravene the policy of insurance or increase the rate of insurance premiums on the premises and if they do the Owner may charge such increase to the Tenants as additional rent.

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1.13 BREAKING THE LEASE AGREEMENT

Tenants is financially responsible for the length of the lease term. If the tenant desires to break the lease, the tenant will be responsible for the rent payment until a new tenant takes possession of the premises or the lease term expires.

1.14 TENANTS LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE

TENANT'S LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE: Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Landlord shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Landlord, or to hold Landlord harmless, or to exonerate Landlord from any liability to Tenant, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Landlord on or about those areas which are not within Tenant's exclusive control.

Owner or Management is not responsible for any damage to my personal property in their building or on their property due to uncontrollable causes such as fire, water, theft, vandalism, etc. Therefore, I realize that Renters Insurance is required and that I am required to show proof of Renter's Insurance prior to occupying the property.

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1.15 OWNER'S RIGHT TO RE-RENT THE PROPERTY/DEFAULT OF LEASE BY TENANT

If the Property becomes vacant, because of the exercise by Owner of its remedies under this Lease, or if Tenant abandons the Property, Owner may take possession of and re-rent the Property, as agent of Tenant upon such terms and conditions as Owner shall reasonably

determine. Tenant, upon demand by Owner, shall pay to Owner all costs and expenses incurred by Owner in such re-letting and shall thereafter pay monthly to Owner, in advance, the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Owner any obligation to show or lease the Property in preference to any other rental property(ies) owned by Owner. Nothing set forth in this provision shall relieve the Tenant of its obligation to pay all rent and additional rent as provided in this Lease.

1.16 TENANT INDEMNIFIES OWNER

Tenant shall indemnify and hold Owner harmless against and from any and all liability, damages, costs or expenses including, but not limited to, reasonable attorneys' fees, arising from any injury or death, property damage, or other loss during the Term to any person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee or family member of Tenant.

1.17 NOISE AND BEHAVIOR

Tenants will permit no disturbing noises or conduct, and shall not knowingly permit to enter the premises or to remain therein any person of bad or loose character of improper behavior, nor permit any illegal or immoral conduct or obstruct or interfere with the rights of other Tenants or in any way injure or annoy them at any time. Tenants will allow no singing or musical instrument of any kind, including television, radio, high-fi stereo, etc., at any time, if the same shall disturb or annoy other occupants of the building or neighboring properties or violate any laws, rules, structures or ordinances.

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1.18 SMOKING

Smoking of any type of substance by Tenant, Tenant's guests, family, or occupants is **NOT** permitted inside the Property. If smoking does occur inside the Property, Tenant will be in default and Landlord may deduct from the security deposit damages to the Property caused by smoking, including but not limited to stains, burns, odors, and removal of debris.

If Tenant, Tenant's guests, family, or occupants smoke in any area outside of the property, a proper receptacle must be used. Tenant will be responsible for any damages arising from smoking on the property grounds.

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1.19 NO PET POLICY

Unless otherwise stated in advertisement or in an addendum, attached to this lease, NO PETS ARE ALLOWED. If tenants desire

to keep a pet, they must go through the management company to verify the property is pet friendly and pay a pet fee, at that time an addendum will be issued to be attached to the lease. Tenant will be considered in Breach of Lease if there is a pet on or in the premises. Tenant will be held liable for any damages and or lawsuits arising out of having an unauthorized pet of any kind on or in the premises.

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1.20 BED BUG ADDENDUM

Landlord has inspected the property prior to lease agreement and knows of no bedbug infestation. Tenants represents and warrants that all furnishings and other personal property that will be moved into the property at any time have been inspected by tenant and are free of bedbugs. It is the tenant responsibility to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Tenants must report any signs of bed bugs immediately.

Tenants shall practice good housekeeping to prevent infestation. This includes, but is not limited to, keeping the property clean and free of clutter, avoid using second hand or rental furnishings, especially beds and mattresses, cover mattresses and box springs with zippered, vinyl coverings.

Tenants shall cooperate with pest control efforts to treat infestation. Tenants will be responsible for the cost of treatment, regardless of the origin of the infestation. These charges will be considered additional rent and will continue to be assessed until tenant has prepared the property for extermination as per the pest management guidelines.

Resident agrees to indemnify and hold harmless the Landlord, it's managing agents and employees, from any actions, claims, loses, damages,, and expenses, including, but not limited to, attorney's fees that the Landlord may incur as a result of a bed bug infestation or treatment in Tenant's property or resulting from a violation of this Addendum by the Tenant or any guest or person occupying or using the premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Landlord.

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1.21 WATER/MOISTURE/MOLD

Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the Property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any

type is observed within the leased Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold. EPA Mold and Moisture Pamphlet is attached.

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1.22 PROHIBITED ACTS, CARE OF PREMISES

Only the persons listed on the rental application will occupy the property. No portable swimming pools, playground equipment, air conditioners, electric heaters, Satellite dishes, washing machines and/or dryers will be installed without written consent of Owner nor shall the Tenants overload the electrical system. Positively no waterbeds are permitted on the premises. Tenants shall not in any way obstruct the sidewalk, fire escape, entry, steps, elevators, stairways, landing, etc., nor permit children to play therein. Tenants may not disconnect or remove gas stove or refrigerator, if supplied by Owner, without written permission of Owner. Tenants agree not to violate any law in using the property.

1.23 RIGHT OF ENTRY

Management recognizes that Tenants have a right to privacy and wish to observe that right scrupulously. At certain times, however, Management, their employees, or agents may have to gain access to the unit for purposes of showing it to prospective Tenants, Purchasers, Lenders, or others, or for repairs, inspections, or maintenance. When seeking access under ordinary circumstances, Management will schedule entry with Tenants between the hours of 7 a.m. and 7 p.m. Monday through Saturday. Management will provide Tenants reasonable notice of twenty-four hours, or less than twenty-four hours with Tenants' consent by electronic notification (email or text). In emergencies, there will be no notice. It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal term thereof, vacate, abandon, or surrender the premises at any time during this tenancy then the said Owner shall have the right to enter the premises by use of key or by force, if necessary, for the purpose of decorating or repairing said premises so that it may be put in a habitable and proper condition for occupancy by a prospective or another Tenant, without being liable to prosecution therefore or damages by reason thereof, and without relieving the Tenants of any obligation to pay the rent for said premises.

1.24 KEYS/LOCKS

Tenants will be issued one set of keys per tenant over the age of 18 that is listed on the lease. The tenant picking up keys on the day of move-in will sign for the appropriate sets of keys. They will also sign for any parking/pool passes, etc. that are associated with the property. The items signed for

will need to be returned at the conclusion of the lease or the tenants will incur a charge to be deducted from the security deposit.

Tenants shall not alter or add any lock or lock cylinder in any door without the written consent of the Owner. If such consent is given the Tenants shall immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right of access to the premises. Owner may retain a passkey to the premises. Tenants are satisfied with the degree of security as afforded by the present locks. In case of a lockout, keys will be provided only to the person listed on the lease, during business hours. If lockout occurs when the office is closed, it will be the responsibility of the tenant for hiring a locksmith at tenant's expense. A copy of the new keys must be given to the Property Management company.

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1.25 NOTICE OF MOVING

Tenants must give **Agent sixty (60) days written notice** prior to the end of their lease term of moving, clean the property, including all appliances and other equipment, if supplied, remove all trash, furniture and other belongings, secure the premises and leave same in good and clean condition, ordinary wear and tear excepted, and return all keys to Owners office within 24 hours after vacating. When lease has been terminated by action of the parties or by operation of law, Owner may remove and dispose of such personal property, which has been abandoned and Tenants agree to pay the cost of such removal.

1.26 BREACH OF LEASE

If Tenants violate any terms of the agreement, it shall be considered a breach of lease and the Owner may avail himself of whatever remedies are permitted by law in order to recover possession of the premises; and as much of the security deposit as is necessary will be applied by Owner as damages for breach of lease and damage of premises, but such retention shall not be construed as a waiver of any rights of the Owner. Tenant shall be additionally liable to Owner for reasonable attorneys' fees, costs and expenses expended by Owner to enforce the terms and conditions of this lease or in the recovery of any damages due to or arising from Tenant's breach.

1.27 MULTIPLE DWELLINGS - WATER, HALLWAYS

If property contains 2 or more units, Owner will pay cost of water and sewer service charge unless otherwise stated in this agreement. Tenants agree to exercise care in using water and to promptly report all water leaks to the Owner, and if Tenants fail to do so they agree to pay as additional rent the amount by which the bill for water and sewer service charge was increased by their failure to notify the Owner of leaks. Tenants agree not to use water to wash vehicles. If the property contains 2 or more dwelling units, then Tenants shall also be responsible to keeping the hallway adjacent to their apartment and the stairway giving access to their apartment in a clean condition; and to keep said hallway and/or stairway, as the

case may be, lighted whenever necessary with a bulb bright enough to throw sufficient illumination onto said area in order to affect safe passage.

1.28 DESTRUCTION OF PREMISES

In the event that the premises becomes impossible to live in as a result of fire, floods, civil disorder or other causes beyond the control of either Tenant or Owner, the Tenant's obligation to pay rent shall cease immediately and the Tenants agree to vacate the premises at once. In the event the Owner determines to repair the premises, this lease will continue in full force and effect with the rent abated during the period the Tenant is not able to occupy the premises. In the event the Owner elects not to repair the premises, this lease will be terminated and shall be of no further force and effect from the date of the casualty and neither party shall owe any further duties to the other. The Owner shall not be liable for any loss or damages to any property at any time located on the premises, whether due to theft or suffered by reason of fire, water, rain, snow, hail, lighting, vermin or any other cause unless such losses were directly caused by the Owner's gross negligence or intentional misconduct.

1.29 RENTAL APPLICATION

Tenants agree that all information supplied by them in the rental application which is made a part of this agreement is true and, in the event any information is not complete and true in every respect, the Owner shall be entitled to possession of the property pursuant to law.

1.30 SUMMARY EJECTMENT, DISTRAINT

If any installment of rent shall become in arrears, the Owner shall have the right to use the process of summary ejectment or distraint as an available remedy, but not a limitation of Owner's other remedies for Tenant's breach.

1.31 CESSATION OF SERVICES

It is mutually agreed that the Owner has equipped the building with adequate heating, plumbing, electrical, hot water and other necessary facilities and apparatus and in the event of accident thereto or breakdown thereof, Owner shall use reasonable efforts to promptly cause the restoration of the service, and shall not be chargeable by the Tenants for a temporary cessation of an adequate supply of same.

1.32 WAIVER

The failure of the Owner to insist, in any one or more instances, upon strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver or a relinquishment for the future of such covenant or option, but the Owner's right to insist on strict performance shall continue and remain in full force and effect.

1.33 NOTICE JOINT AND SEVERAL LIABILITY

If there are two or more undersigned as Tenants, then any notice given by Owner to one Tenant shall constitute notice to all and each of the undersigned Tenants agrees that they are jointly and severally liable for all of the covenants, obligations, duties, and performances of the Tenants due under this lease.

1.34 ENTIRE AGREEMENT

The Owner has made no promises or representations except those stated in this agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both Owner and Tenants.

By initialing below, you acknowledge and agree to the terms in Section 1.

X <u>JAB</u>	X <u>DASG</u>
Jordan A. Barczak	Diego A. Santaella Gelvez

Canton Management Company LLC

2912 Odonnell St. • Baltimore, MD 21224
(410) 342-2205



2

Security Deposit

Section 2.

X *Jordan Alyssa Barczak*

Lessee

IP Address: 73.134.224.254
05/17/2026 11:09am EDT

2.1 SECURITY DEPOSIT AGREEMENT

05/12/2026

Property Address:
104 S. Chapel St.
Baltimore, MD 21231

X *Diego Andres Santaella Gelvez*

Lessee

IP Address: 73.134.224.254
05/17/2026 11:10am EDT

1. Management agrees that, subject to the conditions listed below and contained in the lease, this security deposit will be returned in full.
2. Undersigned agrees that this security deposit may not be applied as rent, and that the full monthly rent will be paid on or before the first day of every month including the last month of occupancy.

RELEASE OF SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS

1. Timely notice of intention to vacate apartment or house has been submitted in writing, to the management.
2. Entire property including range, refrigerator, exhaust fan, bathroom, closets, cabinets, and carpets are cleaned.
3. Cleaning fees per appliance (\$35), or room will be deducted from security deposit, if management needs to send a cleaning crew.
4. No stickers or scratches or holes on walls. All burned out light bulbs are replaced. All nails and/or picture hangers should be removed from the walls, and holes should be patched and sanded in a workmanship like manner.
5. No indentations of scratches in wood or resilient flooring caused by furniture and/or pets.
6. No unpaid late charges, delinquent rents, utilities, court fees, or outstanding maintenance fees due to tenant neglect.
7. All keys to be returned to office on scheduled move out day. If keys are not returned, a lock change will be charged back to the tenant.
8. All debris and rubbish are to be removed from the property.
9. Forwarding address left with management.
10. Tenant must not have repainted any part of the apartment, with the exception of approved painting.
11. The costs of labor and materials for cleaning and repairs, and delinquent payments will be deducted from security deposit if the above provisions are not complied with. The security deposit will be returned by a check mailed to the forwarding address or last known address, made payable to the persons signing the lease.
12. Lessee will be responsible for any repairs due to his or her negligence of the property.

By signing below, you acknowledge and agree to the terms in

3

SECURITY DEPOSIT RECEIPT

3.1 RECEIPT OF FUNDS

05/12/2026

Owner/Agent: Canton Management Company LLC

Tenant: Jordan A. Barczak, Diego A. Santaella Gelvez

Leased property address:
104 S. Chapel St.
Baltimore, MD 21231

Owner and Tenant have entered into a Lease dated 05/12/2026, for the rental of the Property.

Owner hereby acknowledges receipt from Tenant the sum of \$1,975.00 as a security deposit in connection with the Lease, to protect Owner against non-payment of rent, damage due to breach of the Lease (including failure to surrender the Property free and clear of debris and furniture, or failure to return all keys to the Property to the Owner), and for damage to the Property, common areas, major appliances and furnishings, if any, caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.

The amount of the security deposit shall not exceed the equivalent of two (2) months' rent per dwelling unit leased under the Lease. Tenant shall not apply the security deposit as rent and shall not apply the security deposit to the last month's rent.

Within thirty (30) days of its receipts, the security deposit shall be deposited by Owner in a Federally insured Maryland banking or savings institution, which does business in Maryland, in an interest-bearing account devoted exclusively to security deposits or, upon Owner's election, in an insured certificate of deposit at a branch of a Federally insured banking or savings institution located in Maryland, or in securities issued by the Federal Government or the State of Maryland. Within forty-five (45) days after the end of the tenancy, Owner shall return the security deposit to Tenant, by first class mail addressed to Tenant's last known address, together with simple interest which has accrued in the amount of three percent (1.5%) per annum, less any damages rightfully withheld, including non-payment of rent, damages due to a breach of the Lease or damages to the leased Premises, common elements, major appliances and furnishings caused by Tenant, or by Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear. Interest shall accrue at six-month intervals from the day Tenant gives the Security deposit. Interest shall not be compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages as provided, Owner, within forty-five (45) days after the termination of the Tenancy, shall furnish, by first class mail to Tenant's last known address, a written list of damages claimed, together with a statement of the costs actually incurred.

Tenant has the right to have the property inspected by Owner, in the presence of the Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the

tenancy if Tenant so requests, in writing, by certified mail, to Owner within fifteen (15) days of the Tenant's occupancy of the Property.

Tenant has the right to be present when Owner inspects the Property in order to determine if any damage was done to the Property, if the Tenant notifies the Owner by certified mail of Tenant's intention to move, the date of moving, and Tenant's new address. Such notice from Tenant must be mailed at least fifteen (1) days prior to the date of moving. Upon receipt of such notice, Owner shall notify Tenant of the time and date when the Property is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Owner. Owner need not notify Tenant of his intention to withhold all or any part of the security deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event, Tenant may make demand for return of the security deposit by giving written notice by first class mail to Owner within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

In the event Owner fails to comply with the provisions of Maryland law applicable to residential security deposits, Owner may be liable to Tenant for a penalty of up to three (3) times the amount of the security deposits withheld by Owner, plus reasonable attorney's fees. Owner, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant.

In the event of a sale of the Property or a transfer of assignment by Owner of this Lease, Owner shall have the right to transfer the security deposit to the transferee and Owner shall be released from all liability for the return of the security deposit and Tenant shall look solely to the transferee for the return of the security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a transferee. In the event of any rightful or permitted assignment or sublease of the Lease by Tenant to any assignee or sub-lessee, the security deposit shall be deemed to be held by Owner as a deposit made by the assignee or sub-lessee and Owner shall have no further liability with respect to return of such security deposit to the Tenant.

Tenant hereby acknowledges that a copy of the foregoing Receipt for Security Deposit was delivered by Owner to Tenant.

By signing below, you acknowledge and agree to the terms in

Section 3.

X *Diego Andres Santaella Gelvez*

Lessee

IP Address: 73.134.224.254

05/17/2026 11:10am EDT

X *Jordan Alyssa Barczak*

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IP Address: 73.134.224.254

05/17/2026 11:10am EDT

Carbon Monoxide Testing and Maintenance

Carbon monoxide alarm maintenance doesn't require any special skills from you. However, just like the smoke alarm maintenance it is something that should become a routine for you. Those few minutes dedicated to CO alarm maintenance and testing might be a difference between life and death.

Test your Carbon Monoxide alarm once a week by pressing the Test/Reset button. Depending on the design and manufacturer, the response of the CO alarm may be different; usually you should hear one short beep followed by a few seconds of silence, and a few additional beeps. This might be in addition to a blinking light, strobe like effect, or voice warning announcement.

- 1.** Start from examining CO alarm location, it's as important as regular maintenance and testing. If the alarm has been installed improperly, in a wrong spot, it might not respond to an elevated carbon monoxide level as soon as it supposed to, or not respond at all.

- 2.** Check the manufacturer date on you carbon monoxide alarm (there' should be a label attached to the back wall of the device) and contact its manufacturer (the easiest way would be to check their website) to determine the life span of this particular model.

Carbon Monoxide alarms have a limited lifetime, the average is around five years, but some might have as little as 2 year warranty, while others 6-7 years. Replace with a new device immediately if you confirm that its warranty has already expired.

- 3.** Once a month vacuum your CO alarm(s) cover to remove accumulated dust. The soft brush attachment from your vacuum cleaner is the best for this purpose. If your carbon monoxide alarm is a plug-in or hard wired type - unplug / disconnect the alarm from the electrical power supply before vacuuming.

- 4.** Always instruct children never to touch, unplug or otherwise interfere with the carbon monoxide alarm. Educate children of the dangers of CO poisoning.

- 5.** Never use any detergents or solvents for CO alarm cleaning purposes. Chemicals can temporarily contaminate the sensor or cause permanent damage to this life saving device.

- 6.** Never use air fresheners, spray paint, hair spray, or any other aerosols in the alarm area.

- 7.** Do not paint the carbon monoxide alarm enclosure. Paint will seal the vents / screens protecting the sensor and interfere with its proper operation.

- 8.** Believe it or not, but mounting the CO alarm directly above or near a diaper pail can cause faulty readings on the digital display (high amounts of methane gas).

9. Before you begin:

- staining or stripping wood floors
- furniture painting
- wall-papering using aerosols or adhesives.

Remove the CO alarm from the location you'll be performing this work in order to prevent possible damage or contamination of its sensor. You may also cover the unit with a plastic bag for the duration of the project - remember to remove the plastic and / or reinstall the CO alarm as soon as the work has been completed and area well ventilated.

10. Do Not Use Rechargeable Batteries in Carbon Monoxide alarms. Only alkaline type batteries should be used. Replace the batteries as soon as the unit starts chirping an audible low battery alarm, and blinking warning lights - don't just remove the old batteries - REPLACE THEM as soon as possible!

11. High levels of the substances listed below can affect the carbon monoxide alarm sensor. Their presence could result in temporary readings on the digital display that are actually not carbon monoxide readings:

Methane, propane, iso-butane, ethylene, ethanol, alcohol, iso-propanol, benzene, toluene, ethyl acetate, hydrogen, hydrogen sulfide, sulfur dioxides, most aerosol sprays, alcohol based products, paints, thinners, solvents, adhesives, hair sprays, after shaves, perfumes, auto exhaust (cold start) and some cleaning agents.

Canton Management Company LLC

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(410) 342-2205



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CO2_Detector_Maintenance.pdf

X *Diego Andres Santaella Gelvez*

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IP Address: 73.134.224.254
05/17/2026 11:10am EDT

X *Jordan Alyssa Barczak*

Lessee

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05/17/2026 11:10am EDT

Stop and think. Not down the sink!!

Fat, oil and grease cause major problems to drains and sewers. When they are disposed of down kitchen sinks or drains, they cause blockages.

Fats, oils and grease in liquid form may not appear to be harmful, but as it cools it congeals and hardens, it sticks to the inner lining of drainage pipes and restricts the wastewater flow causing the pipes to block. Using detergents or bleach may appear to help but this is only temporary as the mixture soon turns back to thick or solid waste

FOLLOW THE SIMPLE CHECKLIST BELOW WHEN DISPOSING OF FATS, OILS, AND GREASE IN YOUR KITCHEN:

- **DO wipe and scrape plates, pans, and utensils before washing. Put the waste into a waste bin.**
- **DO collect used cooking fat, oil, and grease in an appropriate container and dispose of in the waste bin**
- **DO use strainers in sink plug holes and empty contents into the waste bin.**
- **DO NOT put cooking oil, fat, or grease down the sink.**
- **DO NOT put food scraps into the sink.**
- **DO NOT pour boiling hot water, bleach, or detergents down the sink to try to dissolve fat and grease.**

Be wary of what goes into the sink and garbage disposal!

- Anything containing fats, oil & grease can accumulate in pipes, clog the drain, and cause a backup (see attached)
- **Do not put fibrous or starchy items in the disposal.** Both can cause particularly stubborn drain blockages (fibers get tangled, and starches get thick)
- Other items that can cause a problem:
 - Animal bones
 - Egg shells
 - Stringy or tough-skinned vegetables
 - Rice/pasta
 - Fruit and vegetable skins
 - Coffee grounds
 - Paint, cleansers, or other chemical heavy liquids

Watch what you flush!

Be careful of what is flushed down the toilet, or dumped into the drain, to reduce the chances of the line becoming clogged or damaged.

NEVER flush these items:

- Disinfecting/baby wipes
 - Towelettes
 - Feminine hygiene products
 - Condoms
 - Paper towels
 - Diapers
 - Dental floss
 - Hair
 - Cigarette butts
 - Q-tips
 - Prescription drugs
- ✓ As an extra precaution, we suggest purchasing a tub strainer for your bathroom tub drain to help prevent large amounts of hair from clogging the drain.
 - ✓ Please remember that furnace filters must be changed every three (3) months to help maintain the performance of your heating and air conditioning unit.
 - ✓ Please locate your water turn off valve inside of your property in case of a water emergency, such as a busted pipe. The turn off valve is usually located in the basement at the front of the house. If you have trouble locating the turn off valve, please contact our office.

Please note that any maintenance plumbing repair that is determined to be caused by tenant error, such as flushing or clogging the lines by any of the above-mentioned items, will be charged back to the tenant.

Canton Management Company LLC

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Drains_and_Disposals.pdf

X *Diego Andres Santaella Gelvez*

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IP Address: 73.134.224.254
05/17/2026 11:11am EDT

X *Jordan Alyssa Barczak*

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05/17/2026 11:11am EDT



A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.



Why is mold growing in my home?



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

Can mold cause health problems?

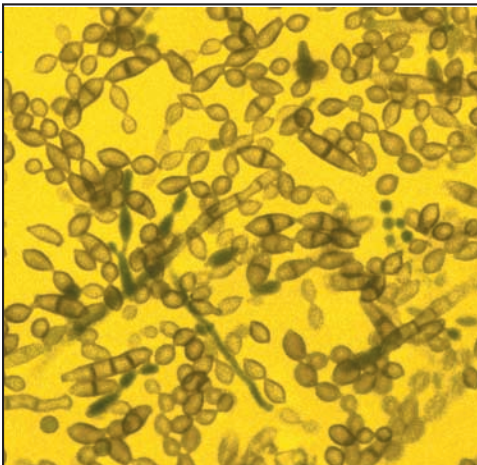
Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD

CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –
ACT QUICKLY.
Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.
- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

- You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.
- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
 - You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
 - People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
 - Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

MOISTURE Control is the Key to **Mold Control**



*Mold growing
on the surface
of a unit
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.**
If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- ◆ Reduce the humidity (see preceeding page).
- ◆ Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- ◆ Cover cold surfaces, such as cold water pipes, with insulation.
- ◆ Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL **RESOURCES**

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.



Canton Management Company LLC

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6

EPA_Mold_and_Moisture_Pamphlet.pdf

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05/17/2026 11:11am EDT

X *Jordan Alyssa Barczak*

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MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this bill of rights.

1. RENTAL APPLICATIONS

A landlord who rents five or more units may not charge more than \$25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.

However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" on a claim arising out of the lease;
- Anything that says you give up your legal rights under the law or your right to a jury trial
- Any provision that shortens any notice period required by law
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law

An automatic renewal term in a lease must:

- Be separate from other parts of the lease
- Be signed or acknowledged by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

- Exceptions to these provisions:
 - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
 - Exception #2: These provisions do not apply in Baltimore City.

If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease. Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- Your landlord may only increase your rent when your lease is renewed. In most cases, they must tell you in writing 90 days in advance of any rent increase. Some local jurisdictions may limit the amount by which rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
- Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, and 8-208)

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month's rent. But your security deposit may be up to two months' rent. If you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

The landlord must keep your security deposit in an interest-paying bank account and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

Charges a landlord may legally deduct your security deposit include

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

5. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it is safe and suitable for people to live in and free from problems (serious defects or conditions) that could cause a fire or that are a serious and substantial threat to your life, health or safety.

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution). Efforts to evict you include changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)

7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.

Landlords must avoid substantial interference with the tenant's enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

A landlord may not retaliate, or threaten to retaliate, against you for

- a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
- b. filing or participating in a lawsuit involving the landlord;
- c. participating in a tenants' organization;
- d. requesting police or emergency services at the property; or
- e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

Exceptions to the protections of these laws exist in certain circumstances.

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

10. RESOURCES

Office of Tenant and Landlord Affairs

Maryland Department of Housing and Community Development

[Tenant and Landlord Affairs Website](https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx) (<https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>)

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program

Contact Information: Call 211 or go to [Legal Help Maryland](https://www.legalhelpmd.org) (LegalHelpMD.org)

Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours: [District Court Help Centers](https://www.courts.state.md.us/helpcenter/inperson/dc)
(<https://www.courts.state.md.us/helpcenter/inperson/dc>)

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

Canton Management Company LLC

2912 Odonnell St. • Baltimore, MD 21224
(410) 342-2205



7

MD_Tenant_Bill_of_Rights.pdf

X *Diego Andres Santaella Gelvez*

Lessee

IP Address: 73.134.224.254
05/17/2026 11:11am EDT

X *Jordan Alyssa Barczak*

Lessee

IP Address: 73.134.224.254
05/17/2026 11:11am EDT

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(410) 342-2205



8

Sign and Accept

8.1 ACCEPTANCE OF LEASE

TENANTS HAVE READ THIS AGREEMENT, UNDERSTAND THE SAME, HAVE RECEIVED A COPY OF THIS AGREEMENT, AND BOTH OWNER AND TENANTS BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN.

X *Diego Andres Santaella Gelvez*

Lessee

IP Address: 73.134.224.254
05/17/2026 11:11am EDT

X *Jordan Alyssa Barczak*

Lessee

IP Address: 73.134.224.254
05/17/2026 11:11am EDT

X *Julinda March*

Lessor

IP Address: 173.10.168.170
05/19/2026 07:15am EDT