

## Issues for April 17-18, 2015 Meeting

1. Scope of definition of tenant. Should roommates be included? If so, do they need to be sending rent to the landlord or is giving it to the tenant on the lease sufficient. In formulating your answer to this question, think about the effect of this definition on the Domestic Violence Provisions, particularly when a victim leaves or a perpetrator is put out. See e.g. sec. 1102(c) & (d). We need to reread domestic violence provisions to see how whatever we decide plays out.
2. Scope of definition of criminal act, section 102(6)(a). Should a criminal act be tied to acts which are subject to the forfeiture laws?
3. Should plumbing be an essential service? See sections 102 (10), 302, and 407.
4. In sections 409 and 501, should we use “dwelling” or “premises”?
5. Re 604 (b)(2). Should 604(b)(2) be at least fourteen days? See section 601. Should 604(b)(2)(a) include removal of all of the tenant’s essential furniture as well as personal property? Think about this provision as it applies to people of very modest means (i.e. who have little property).
6. Reread section 702. There is some confusion about what the Committee decided about the time to be given the tenant to allow access. There also is disagreement about what the landlord can recover for damages.
7. Section 1001 (b) – Can a lease change what the statute provides?
8. Reread sections 108(a), 402, 403, 404, 405(b) 408 (title only), 501(b)(3), 601 (look at “reasonable belief”), 701, article 11 (if not already read).
9. What sections should go into alternative Stand-alone acts to be announced in an Appendix so that a jurisdiction that does not want to take the whole Act can consider several stand-alone acts.

Candidates being discussed are: Death of a Tenant, Access, Security Deposits, Domestic Violence and Disposition of Personal Property.