

January 28, 2013

Dear Committee Members, Advisors and Observers,

Happy New Year!

I am sending you a draft of the latest available Revised Residential Landlord and Tenant Act for discussion at our next drafting committee meeting on February 15 and 16, 2013.

Please do not review Article 9 as we are redrafting it and collaborating with several UCC Article 9 commissioners. We will send you a draft of a proposed Article 9 to be included in our Act before the meeting date of February 15, and we will discuss Article 9 at our February meeting.

I recently learned that the Style Committee has revised our draft “extensively”, but I have not seen the proposed revisions. We have been told to proceed with what we submitted to the Style Committee and we will incorporate their revisions (if we agree) in the period between our meeting in February and our April meeting.

At the February Meeting, we before reading more of the Act, we will focus on a number of policy issues. These issues include: (1) whether to include or strike the various attorney fees provisions in the Act, (2) Are a number of sections presently in the Act “necessary” (Secs. 107, 402, 404 (second sentence), 503, 509 (e) & 510 (d) , 601 (a)(2), 603(b)) , and (3) whether to include an assignments & subleases provision (voted down at the last meeting), and (4) your choices among alternatives presented in the **definitions** section (on diminution in value, domestic violence, fair rental value, stalking and fair rental), and (5) your choice of alternatives presented for 508 (d).

I look forward to seeing all of you in February.

Sincerely,

Joan Zeldon