



Landlord-Tenant Commission Report

Report to Mayor and Council September 2026



Members

Chair: Joe Tirrell

Commissioners: Mitchell Shapiro, Jason Hubbarth, Barry Stadd, Louzolo Ganga, Nikolai Rakhilin, Kenneth MacRitchie

Liaison: Trevor Stephens

City Attorney Liaison: Christina Shakour-Harris



Mission

First and foremost, to resolve disputes between landlords and tenants. To provide a service that is supplemental to the conciliation process with legally binding authority that avoids the court process. The commission is comprised of landlords and tenants from the City in order to be fair and balanced arbiters.

FY26 Review

- Heard 6 full cases and 2 for preliminary review, which meant that 5.8% of formal cases filed with DHCD came before the Commission in some capacity. The remaining cases were either conciliated or closed for lack of cause/non-responsiveness.
- Developed a Standard Operating Procedure for landlord-tenant conciliation and hearing processes.

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FY27 Goals

- Educate Commissioners about the Chapter 18 changes.
- Implement changes to Commission processes due to the Chapter 18 code update.

Long-term Goals

- Further engage the Commission with the possibility of establishing standing monthly hearings.

Improve and streamline processes for more responsive, efficient hearings.



Contact Information

For complaints: LATinfo@rockvillemd.gov

For general questions: tstephens@rockvillemd.gov or 240-314-8320