



**Committee:** Directly to Council  
**Committee Review:** N/A  
**Staff:** Dave Kunes, Chief of Staff  
**Purpose:** Final action – vote expected  
**Keywords:** #EzechielsLaw #WindowGuardBill  
#WindowSafety, #ASaferView4Kids

AGENDA ITEM #3R  
Date: June 15, 2021  
**Action**

## SUBJECT

Recognizing Bill 51-20, Landlord-Tenant Relations – Window Guards as “Ezechieel’s Law”

## EXPECTED ATTENDEES

None

## BACKGROUND

- In October of 2020, two-year-old Ezechieel Nguemezi died after falling out of a window at his family’s Takoma Park apartment, leaving a young mother and an entire community in grief.
- The County had another child fall through an apartment window in Gaithersburg last year. Luckily, the child was able to survive the fall. And in 2019, another child was seriously injured after falling out an 11th-story window in Takoma Park as well.
- These incidents are extremely concerning and we must make every effort to keep children safe.
- Council President Hucker introduced Bill 51-20, Landlord-Tenant Relations – Window Guards and it was unanimously approved by the Montgomery County Council on April 6<sup>th</sup>.
- The legislation will:
  - (1) require the installation and maintenance of window guards in certain rental housing;
  - (2) require certain notifications to tenants;
  - (3) add lease requirements in certain circumstances;
  - (4) provide for the enforcement of window guard requirements; and
  - (5) generally amend laws regarding landlord-tenant relations.

## DESCRIPTION/ISSUE

- This resolution would make it the formal sense of the Montgomery County Council that Bill 51-20, Landlord-Tenant Relations – Window Guards, is recognized as “Ezechieel’s Law” in memory of Ezechieel Nguemezi.

### This report contains:

Resolution

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Resolution No.: \_\_\_\_\_  
Introduced: May 27, 2021  
Adopted: June 15, 2021

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: Council President Hucker

**SUBJECT:** Resolution Recognizing Bill 51-20, Landlord-Tenant Relations – Window Guards as “Ezekiel’s Law”

**Background**

- Council President Hucker introduced Bill 51-20, Landlord-Tenant Relations – Window Guards and it was unanimously approved by the Montgomery County Council on April 6<sup>th</sup>.
- This legislation was drafted following the tragic death of two-year-old Ezekiel Nguemezi, after he fell out of a window at his family’s Takoma Park apartment, leaving a young mother and an entire community in grief.
- This resolution would make it the formal sense of the Montgomery County Council that Bill 51-20, Landlord-Tenant Relations – Window Guards, is recognized as “Ezekiel’s Law” in memory of Ezekiel Nguemezi.

**Action**

The County Council for Montgomery County, Maryland approves the following resolution:

Recognizing Bill 51-20, Landlord-Tenant Relations – Window Guards as “Ezekiel’s Law”

This is a correct copy of Council action.

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Selena Mendy Singleton, Esq.  
Clerk of the Council