

Breaking a Lease in Maryland: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/maryland-breaking-a-lease>

A Maryland tenant who leaves early may still owe rent, but the landlord has a duty to mitigate by trying to re-rent. Survivors of abuse and service members with a change of assignment can end a lease on 30 days of notice.

Key points

- A service member or spouse whose lease is affected by a change of assignment owes no more than rent due plus 30 days' rent after giving written notice and proof of the orders.
- A tenant who is, or whose household member is, a victim of abuse can end future liability under the lease by giving the required written notice and vacating within 30 days, owing rent for no more than that period.
- When a tenant leaves before the end of the term, the landlord has a duty to mitigate damages, and any rent from a replacement tenant reduces what the departing tenant owes.
- A landlord must give at least 60 days of written notice to end a month to month tenancy, while a tenant generally gives 30 days.

Maryland at a glance

Rule	Maryland	Law
Military service	A service member or spouse whose lease is affected by a change of assignment owes no more than rent due plus 30 days' rent after giving written notice and proof of the orders.	Md. Code, Real Property 8-212.1 and Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A tenant who is, or whose household member is, a victim of abuse can end future liability under the lease by giving the required written notice and vacating within 30 days, owing rent for no more than that period.	Md. Code, Real Property 8-5A-02
Landlord duty to re-rent	When a tenant leaves before the end of the term, the landlord has a duty to mitigate damages, and any rent from a replacement tenant reduces what the departing tenant owes.	Md. Code, Real Property 8-207

Rule	Maryland	Law
Month-to-month notice	A landlord must give at least 60 days of written notice to end a month to month tenancy, while a tenant generally gives 30 days.	Md. Code, Real Property 8-402

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Md. Code, Real Property 8-212.1 and Servicemembers Civil Relief Act (50 U.S.C. 3955)
- Md. Code, Real Property 8-5A-02
- Md. Code, Real Property 8-207
- Md. Code, Real Property 8-402

Official sources:

- Maryland Code, Real Property Article, Title 8 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/site/Laws/StatuteText?article=grp&section=8-401&enactments=false>
- Renters' Rights and Stabilization Act of 2024, HB 693, Chapter 124 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/site/Legislation/Details/hb0693?ys=2024RS>
- Tenant Safety Act of 2024, HB 1117, Chapter 125 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/site/Legislation/Details/hb1117?ys=2024RS>
- Maryland Courts: landlord and tenant cases: <https://www.mdcourts.gov/>

General information, not legal advice. Check current law and talk to a Maryland attorney before you act. Last reviewed October 29, 2026.