

(1) The conditions which formed the basis of the tenant's action enumerated under subsection (b) hereof were caused by an act or omission of the tenant or members of his family, or any invitee or assignee thereof, beyond those acts **[of]** or omissions constituting ordinary wear and tear; or

(2) The landlord seeks in good faith to recover possession of the property for his immediate and personal use as a dwelling; or

(3) The landlord has contracted in good faith, in writing, to sell the property for immediate personal use and occupancy as a dwelling by the purchaser; or

(4) The landlord must increase the rent due to a substantial increase in taxes or a substantial increase in maintenance or operating costs not associated with the condition or conditions for which rent was properly withheld under Section 9-9 of the Code of the Public Local Laws of Baltimore City, or the landlord has completed a substantial capital improvement of the leased premises or the property of which the leased premises are a part and which improvement benefits the leased premises; or

(5) The Court finds that the landlord has brought an action or proceeding to recover possession or has increased the rent for good cause and not in retaliation for the exercise of actions enumerated under subsection (b) hereof.

(d) *Waiver of tenant's rights prohibited.*

Any provision of a lease or other agreement whereby any provision of this section for the benefit of a tenant, resident, or occupant of a dwelling is waived, shall be deemed against public policy and shall be void.

(e) *Application to Housing Authority of Baltimore City.*

This law and Section 9-9 of the Code of the Public Local Laws of Baltimore City shall apply to any premises leased by the Housing Authority of Baltimore City.¹⁷

9-9.

(a) *Findings and purposes.*

(1) *It is found and declared that there exist in the City of Baltimore structures used for human habitation which are, or may become in the future, substandard with respect to structure, equipment or maintenance; and that such conditions constitute a menace to the health, safety, welfare and reasonable comfort of its citizens.*

(2) *It is further declared that in order to assure that dwellings meet certain minimum requirements as established by this act tenants must have the free, unencumbered right of complaint to their landlords, the courts and governmental agencies.*

(3) *It is further declared that retaliation, without cause, by landlords through eviction, rental increases or other action, and tenants' fear of such retaliation, MAY have restricted the exercise of these rights.*

(4) *It is therefore declared that the interests of public policy require that meaningful sanctions be imposed upon those who would*