

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 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.

SEC. 2. *And be it further enacted,* That this Act shall take effect July 1, 1971.

Approved April 6, 1971.

CHAPTER 22

(House Bill 270)

AN ACT to legalize the 1970 Cumulative Supplement to the Baltimore County Code, 1968, and to make the same evidence of the portions of Public Local Laws of Baltimore County, Maryland, purporting to be contained therein.

WHEREAS, The 1970 Cumulative Supplement to the Baltimore County Code, 1968, has been compiled and edited and is to be published by the Michie City Publications Company, Charlottesville, Virginia; now, therefore

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That the 1970 Cumulative Supplement to the Baltimore County Code, 1968, compiled, edited and published by the Michie City Publications Company, be and the same is hereby legalized and shall be deemed and taken as evidence of those portions of the Public Local Laws of Baltimore County purporting to be contained therein in all the courts of this State and by all justices of the peace, trial magistrates and all other public officials of the State and of its political subdivisions.

SEC. 2. *And be it further enacted,* That this Act shall take effect July 1, 1971.

Approved April 6, 1971.