

Section 40 thereof, to require landlords to assure tenants that tenants may peaceably enter rented premises at the beginning of the term.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That new Section 40A be and it is hereby added to Article 53 of the Annotated Code of Maryland (1966 Replacement Volume and 1971 Supplement), title "Landlord and Tenant," subtitle "Public Policy," to follow immediately after Section 40 thereof, and to read as follows:

40A.

(a) *A landlord shall assure his tenant that the tenant may peaceably and quietly enter upon the leased premises at the beginning of the term of any lease.*

(B) *IF THE LANDLORD FAILS TO PROVIDE THE TENANT WITH POSSESSION OF THE DWELLING UNIT AT THE BEGINNING OF THE TERM OF ANY LEASE, THE RENT PAYABLE UNDER THE LEASE SHALL ABATE UNTIL SUCH TIME AS POSSESSION IS DELIVERED; AND THE TENANT MAY, UPON WRITTEN NOTICE TO THE LANDLORD, TERMINATE, CANCEL AND RESCIND THE RENTAL AGREEMENT, AND UPON THE TERMINATION, CANCELLATION AND RESCISSION, THE LANDLORD SHALL RETURN ALL MONEY OR PROPERTY GIVEN AS PREPAID RENT, DEPOSIT, OR SECURITY, AND, IN ADDITION, PAY SUCH CONSEQUENTIAL DAMAGES AS A COURT MAY DEEM APPROPRIATE.*

~~(b)~~ (C) *This section shall only apply to residential dwellings. SINGLE OR MULTI-FAMILY DWELLING UNITS.*

SEC. 2. *And be it further enacted,* That this Act shall take effect July 1, 1972.

Approved May 26, 1972.

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CHAPTER 574  
(House Bill 996)

AN ACT to repeal and re-enact, with amendments, Section 16 of Article 77 of the Annotated Code of Maryland (1969 Replacement Volume and 1971 Supplement), title "Public Education," subtitle "Chapter 2. State Board of Education," to provide that no person otherwise possessing the qualifications of a teacher may be denied either certification or a job solely on the basis that that person is blind; ~~and~~ to reletter as appropriate AND ELIMINATING A PROVISION IN THE LAW CONCERNING RENEWAL REQUIREMENTS FOR CERTIFICATION.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Section 16 of Article 77 of the Annotated Code of Maryland (1969 Replacement Volume and 1971 Supplement), title "Public Ed-