

COUNTY LOCAL LAWS

(N) CONTAIN A PROVISION PROVIDING FOR A MINIMUM OF TEN (10) DAYS BEFORE WHICH TIME LATE FEES MAY NOT BE CHARGED.

(O) CONTAIN A GUARANTEE THAT NO RETALIATORY ACTION WILL BE TAKEN BY THE LANDLORD FOR ANY BONA FIDE COMPLAINTS MADE BY THE TENANT TO THE EXECUTIVE DIRECTOR, THE COMMISSION, OR ANY OTHER REASONABLE ATTEMPTS BY THE TENANT TO ENFORCE THE TERMS OF THE LEASE, OR APPLICABLE LAWS, INCLUDING MEMBERSHIP IN A TENANTS' ASSOCIATION.

(P) CONTAIN A COVENANT THAT THE LANDLORD WILL DELIVER THE LEASED PREMISES AND ALL COMMON AREAS IN A CLEAN, SAFE AND SANITARY CONDITION, FREE OF RODENTS AND VERMIN, AND IN COMPLETE COMPLIANCE WITH ALL APPLICABLE LAWS.

(Q) CONTAIN NO WAIVER OF THE RIGHT TO A JURY TRIAL OR CONSENT TO PAY COURT OR LEGAL COSTS.

(R) CONTAIN A PROVISION REQUIRING WRITTEN RECEIPTS FOR ALL CASH OR MONEY ORDERS PAID BY THE TENANT TO THE LANDLORD FOR RENT, SECURITY OR OTHERWISE.

(S) CONTAIN A PROVISION REQUIRING THAT THE LANDLORD EXERCISE HIS RIGHT TO ACCESS TO ANY DWELLING UNIT, AFTER DUE NOTICE TO THE TENANT, AND WITHOUT OBJECTION FROM THE TENANT, IN ORDER TO MAKE NECESSARY REPAIRS, DECORATIONS, ALTERATIONS, OR IMPROVEMENTS, SUPPLY SERVICES ONLY BY MUTUAL AGREEMENT DURING NORMAL BUSINESS HOURS EXCEPT IN AN EMERGENCY; TO EXHIBIT THE DWELLING UNIT TO PROSPECTIVE PURCHASERS, MORTGAGEES, OR TENANTS ONLY DURING NORMAL BUSINESS HOURS, INCLUDING WEEKENDS, EXCEPT AS OTHERWISE MAY BE AGREED UPON BY THE PARTIES; AND PROVIDING THAT NOTHING IN THIS SUBSECTION SHALL PREVENT THE LANDLORD FROM ENTERING ANY LEASED PREMISES IN AN EMERGENCY SITUATION OR, AFTER DUE NOTICE, WHEN THE LANDLORD HAS GOOD CAUSE TO BELIEVE THE TENANT MAY HAVE DAMAGED THE PREMISES OR MAY BE IN VIOLATION OF THIS CHAPTER.

(T) CONTAIN A PROVISION PERMITTING THE TENANT TO SUBLEASE WITH THE LANDLORD'S WRITTEN PERMISSION, WHICH PERMISSION SHALL NOT BE UNREASONABLY WITHHELD.

(U) CONTAIN NO PROVISION FOR A LIEN ON BEHALF OF THE LANDLORD ON THE TENANT'S CHATTELS, EXCEPT AS PROVIDED BY ARTICLE 53 OF THE ANNOTATED CODE OF