

## COUNTY LOCAL LAWS

ORDER, THE COMMISSION WILL REFER THE MATTER TO THE COUNTY ATTORNEY FOR ENFORCEMENT.

(B) WHERE THE COMMISSION FINDS THAT A LANDLORD HAS CAUSED A DEFECTIVE TENANCY, ALL AFFECTED TENANTS MAY BE ENTITLED TO ONE OR MORE OR ALL OR PART OF THE FOLLOWING REMEDIES AS ORDERED BY THE COMMISSION:

(I) IMMEDIATE TERMINATION OF THEIR LEASES, AND RETURN OF THEIR SECURITY DEPOSITS AND ALL RENTAL MONIES ALREADY PAID TO THE LANDLORD FROM THE PERIOD THE LANDLORD WAS NOTIFIED OF THE SAID CONDITION, AND RELIEF FROM ANY AND ALL FUTURE OBLIGATIONS UNDER THE TERMS OF THE LEASE. WHERE THE TERMINATION OF A LEASE IS ORDERED, THE DWELLING UNIT SHALL BE VACATED WITHIN A REASONABLE PERIOD OF TIME.

(II) AN AWARD OF DAMAGES TO BE PAID BY THE LANDLORD SUSTAINED AS A RESULT OF THE DEFECTIVE TENANCY, SUCH DAMAGES BEING DETERMINED AS THE ACTUAL DAMAGE OR LOSS. IN THE CASE OF LOSS OF SERVICES, SUCH DAMAGE SHALL BE PROPORTIONATE TO THE AMENITY LOST. IN THE CASE OF DAMAGES TO PERSONS OR PROPERTY, AN AWARD FOR DAMAGES SHALL NOT EXCEED ONE THOUSAND DOLLARS (\$1,000.00) PER AFFECTED DWELLING UNIT.

(III) AN AMOUNT TO BE PAID BY THE LANDLORD EQUIVALENT TO A REASONABLE EXPENDITURE ADEQUATE TO OBTAIN TEMPORARY SUBSTITUTE RENTAL HOUSING IN THE AREA.

(C) WHERE THE COMMISSION FINDS THAT A TENANT HAS CAUSED A DEFECTIVE TENANCY, THE LANDLORD MAY BE ENTITLED TO ONE OR MORE OR ALL OR PART OF THE FOLLOWING REMEDIES AS ORDERED BY THE COMMISSION:

(I) THE LANDLORD MAY IMMEDIATELY TERMINATE THE LEASE AND GAIN POSSESSION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 53 OF THE ANNOTATED CODE OF MARYLAND. OTHER REMEDIES AVAILABLE TO THE LANDLORD SHALL BE AS PROVIDED BY STATE LAW.

(II) AN AWARD OF DAMAGES TO BE PAID BY THE TENANT TO THE LANDLORD SUSTAINED AS A RESULT OF A DEFECTIVE TENANCY, SUCH DAMAGES BEING DETERMINED AS THE ACTUAL DAMAGE OR LOSS BUT NOT EXCEEDING ONE THOUSAND DOLLARS (\$1,000.00) WITH A CREDIT FOR ANY DAMAGES WHICH MAY HAVE BEEN DEDUCTED FROM