

unenforceable by [§ 8-211 or 8-213] §§ 8-105 OR 8-203 OF THIS TITLE, at any time subsequent to July 1, 1975, and tenders a lease containing such a provision[, ] or attempts to enforce[, and/or] OR makes known to the tenant an intent to enforce any such provision, the tenant may recover any actual damages incurred as a reason thereof, including reasonable attorney's fees.

8-211.

(n) After rent escrow has been established, the court:

(1) Shall, after a hearing, if so ordered by the court or one is requested by the landlord, order that the moneys in the escrow account be disbursed to the landlord after the necessary repairs have been made; or

(2) May, after an appropriate hearing, order that some or all moneys in the escrow account be paid to the landlord or his agent, the tenant or his agent, or any other appropriate person or agency for the purpose of making the necessary repairs of the dangerous conditions or defects; or

(3) May, after a hearing if one is requested by the landlord, appoint a special administrator who shall cause the repairs to be made, and who shall apply to the court to pay for them out of the moneys in the escrow account; or

(4) May, after an appropriate hearing, order that some or all moneys in the escrow account be disbursed to pay any mortgage or deed of trust on the property in order to stay a foreclosure; or

(5) May, after a hearing, if one is requested by the tenant, order, if no repairs are made or if no good faith effort to repair is made within six months of the initial decision to place money in the escrow account, that the moneys in the escrow account be disbursed to the tenant. Such an order will not discharge the right on the part of the tenant to pay rent into court and an appeal will stay the forfeiture; or

(6) May, after an appropriate hearing, order that the moneys in the escrow account be disbursed to the landlord if the tenant does not regularly pay, into that account, the rent owed.

8-212.

(b) A residential lease of property in Anne Arundel County [of] OR Baltimore City entered into after July 1, 1975, may not contain a liquidated damages clause or a penalty clause.

8-305.