

such conditions constitute a menace to the health, safety, welfare and reasonable comfort of its citizens.

(2) It is further declared that in order to assure that dwellings meet certain minimum requirements as established by this act tenants must have the free, unencumbered right of complaint to their landlords, the courts and governmental agencies.

(3) It is further declared that retaliation, without cause, by landlords through eviction rental increases or other action, and tenants' fear of such retaliation, may have restricted the exercise of these rights.

(4) It is therefore declared that the interests of public policy require that meaningful sanctions be imposed upon those who would perpetrate or perpetuate such conditions and that such retaliatory actions on the part of landlords be proscribed. ~~Such~~ THE sanctions are intended to protect the life, health and safety of tenants, ~~and are not to~~ ~~IT IS NOT THE INTENTION THAT SUCH SANCTIONS~~ be used to have premises redecorated ~~or~~; to have minor code violations corrected ~~It is also not the intention that such sanctions~~ be used by either landlords or tenants as a means of harassment; ~~OR BE APPLIED UNLESS THE LANDLORD HAS RECEIVED NOTICE AS SET FORTH IN SUBSECTION (D) (1) OF THIS SECTION.~~

(d) The assertion by the tenant, whether made by complaint or answer, shall be conditioned upon the following:

(2) Payment by the tenant into court of the amount of rent called for under the lease AT THE TIME OF ANY ASSERTION OF RENT ESCROW, unless or until such amount is modified by subsequent order of the court under subsection (f) (4), below.

(e) It shall be sufficient answer or rejoinder to such a declaration or defense if the landlord establishes to the satisfaction of the court that

(1) THE NOTICE REQUIREMENT AS SET FORTH IN SUBSECTION (D) (1) HAS NOT BEEN MET, OR

[(1)] (2) The condition or conditions alleged by the tenant do not in fact exist, or

[(2)] (3) Such condition or conditions have been removed or remedied, or

[(3)] (4) Such condition or conditions have been caused by the tenant or members of his family or his or their invitees or assignees, or