

culminates in a judgment. Senate Bill 921 would, in effect, restrict the right of redemption of leased premises even more by reducing from four to two the number of other summonses, received by a tenant within a twelve-month period, which are necessary to foreclose the tenant's right of redemption.

A major reason to veto this legislation lies in the requirement, even in existing law, for the landlord merely to serve a certain number of summonses on the tenant in order to foreclose the tenant's right of redemption. The Governor's Landlord-Tenant Laws Study Commission has recommended that the landlord be required to obtain a certain number of judgments before the right of redemption is foreclosed so that the tenant will be assured an opportunity to assert any available defenses in the prior actions for summary ejection before the right to redeem is lost. Senate Bill 921 contains no such assurance that the defenses can be raised. Moreover, at least one of the District Courts has questioned the propriety of the requirement that the mere filing of three ejection suits serves to deprive a tenant of the right of redemption.

I believe that the Commission should examine this issue once again and should strive to formulate a legislative proposal which is both fair to low-income tenants and adequately protects landlords against tenants who refuse to pay rent when due for no adequate reason.

For these reasons, I have decided to veto Senate Bill 921.

Sincerely,  
Harry Hughes  
Governor

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Senate Bill No. 926

AN ACT concerning

Aid to Families with Dependent Children -  
Coverage for Anticipated Child

FOR the purpose of providing that certain public assistance payment shall be payable to cover the financial needs of the anticipated child and pregnant ~~natural-mother~~ woman; mandating the Secretary of Human Resources to promulgate certain rules and regulations and to take