

notify only new tenants who move into an assisted unit after a notice of intent has been given.

- Defined terms: "Assisted unit" § 7-101
 "Notice of intent" § 7-101
 "Owner" § 7-101
 "Protected action" § 7-101
 "Tenant protection assistance" § 7-101

7-304. TERMINATION OF LEASE BY OWNER WITHOUT CAUSE PROHIBITED.

BEFORE TAKING A PROTECTED ACTION, AN OWNER MAY NOT TERMINATE WITHOUT CAUSE THE LEASEHOLD INTEREST OF A TENANT OCCUPYING AN ASSISTED UNIT TO AVOID THE OWNER'S OBLIGATIONS UNDER THIS TITLE.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 83B, § 9-108(b).

- Defined terms: "Assisted unit" § 7-101
 "Owner" § 7-101
 "Protected action" § 7-101

7-305. EXCESS RENT AS GROUNDS FOR LEASE TERMINATION AND POSSESSION OF PREMISES.

(A) "EXCESS RENT" DEFINED.

IN THIS SECTION, "EXCESS RENT" MEANS RENT THAT EXCEEDS THE RENT PAYABLE BY A TENANT UNDER THE TENANT'S LEASE AS OF THE DATE OF THE NOTICE OF INTENT, ADJUSTED AS ALLOWED UNDER § 7-212(C) OF THIS TITLE.

(B) NONPAYMENT OF EXCESS RENT.

UNTIL 1 YEAR HAS PASSED SINCE THE OWNER GAVE NOTICE OF INTENT, AND THE OWNER COMPLIES WITH THE REQUIREMENTS OF THIS TITLE, NONPAYMENT OF EXCESS RENT IS NOT GROUNDS FOR AN OWNER TO:

- (1) TERMINATE A LEASE OF AN ASSISTED UNIT; OR
- (2) SUE FOR POSSESSION OF THE LEASED PROPERTY.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 83B, § 9-108(c).

In the introductory language of subsection (b) of this section, the reference to "the owner" giving notice of intent is added for clarity.

Also in the introductory language of subsection (b) of this section, the former reference to the "last to occur" is deleted in light of the conjunction "and", which indicates that both factors must exist.

Also in the introductory language of subsection (b) of this section, the former reference to the nonpayment of rent not allowed to be "considered legally sufficient" grounds is deleted as surplusage.