

of danger to the life, health and safety of the occupants of the dwelling unit, and not those which merely impair the aesthetic value of the premises, or which are, in those locations governed by such codes, housing code violations of a nondangerous nature. The intent of this section is not to provide a remedy for dangerous conditions in the community at large which exists apart from the leased premises or the property in common of which the leased premises forms a part.

(j) (1) Whether the issue of rent escrow is raised affirmatively or defensively, the tenant may request one or more of the forms of relief set forth in this section.

(2) IN ADDITION TO ANY OTHER RELIEF SOUGHT, IF WITHIN 90 DAYS AFTER THE COURT FINDS THAT THE CONDITIONS COMPLAINED OF BY THE TENANT EXIST THE LANDLORD HAS NOT MADE THE REPAIRS OR CORRECTED THE CONDITIONS COMPLAINED OF, THE TENANT MAY FILE A PETITION OF INJUNCTION IN THE DISTRICT COURT REQUESTING THE COURT TO ORDER THE LANDLORD TO MAKE THE REPAIRS OR CORRECT THE CONDITIONS.

(m) The court shall make appropriate findings of fact and make any order that the justice of the case may require, including any one or a combination of the following:

(1) Order the termination of the lease and return of the leased premises to the landlord, subject to the tenant's right of redemption;

(2) Order that the action for rent escrow be dismissed;

(3) Order that the amount of rent required by the lease, whether paid into court or to the landlord, be abated and reduced in an amount determined by the court to be fair and equitable to represent the existence of the conditions or defects found by the court to exist; OR

(4) ORDER THE LANDLORD TO MAKE THE REPAIRS OR CORRECT THE CONDITIONS COMPLAINED OF BY THE TENANT AND FOUND BY THE COURT TO EXIST.

#### Article 4 - Baltimore City

9.9.

(F) (8) ORDER THE LANDLORD TO MAKE THE REPAIRS OR CORRECT THE CONDITIONS COMPLAINED OF BY THE TENANT AND FOUND BY THE COURT TO EXIST.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1988.