9-108.

(A) A TENANT MAY NOT WAIVE OR ASSIGN, BY WRITTEN CONTRACT OR OTHERWISE, THE RIGHTS OF A TENANT UNDER THIS TITLE, OR RECEIVE CONSIDERATION FOR RELINQUISHMENT OF THE RIGHTS OF A TENANT HEREUNDER AND ANY SUCH WAIVER OR RELINQUISHMENT IS VOID AB INITIO.

(B) AN OWNER MAY NOT TERMINATE WITHOUT CAUSE THE LEASEHOLD INTEREST OF ANY TENANT OCCUPYING AN ASSISTED UNIT PRIOR TO ANY PROTECTED ACTION IN ORDER TO AVOID THE OWNER'S OBLIGATIONS UNDER THIS TITLE.

(C) (1) IN THIS SUBSECTION, "EXCESS RENT" MEANS ANY RENT WHICH EXCEEDS THE RATE OF RENT TO BE PAID BY THE TENANT UNDER THE TENANT'S LEASE AS OF THE DATE OF THE NOTICE OF INTENT, ADJUSTED AS PERMITTED UNDER § 9-105(B) OF THIS TITLE.

(2) UNTIL THE LAST TO OCCUR OF (I) 1 YEAR FOLLOWING ANY NOTICE OF INTENT REQUIRED UNDER THIS TITLE AND (II) COMPLIANCE BY THE OWNER WITH THE REQUIREMENTS OF THIS TITLE, THE NONPAYMENT OF EXCESS RENT AS DEFINED UNDER THIS SUBSECTION MAY NOT BE CONSIDERED LEGALLY SUFFICIENT GROUNDS AS TO AN ASSISTED UNIT FOR TERMINATION OF A LEASE OR AN ACTION FOR POSSESSION OF THE LEASEHOLD PREMISES BY THE OWNER.

(D) AN OWNER SHALL NOTIFY IN WRITING ANY TENANT WHICH OCCUPIES AN ASSISTED UNIT AFTER THE NOTICE OF INTENT:

(1) OF ANY RENT INCREASE PLANNED BY THE OWNER FOLLOWING THE PROTECTED ACTION; AND

(2) THAT THE TENANT WILL NOT BE ENTITLED TO TENANT PROTECTION ASSISTANCE.

9-109.

IN CONNECTION WITH ANY PROTECTED ACTION:

(1) AN OWNER MAY NOT TERMINATE OR ALTER THE TERMS AND CONDITIONS OF ANY LEASES ENTERED INTO BEFORE THE EFFECTIVE DATE OF THE PROTECTED ACTION, OR OTHERWISE TAKE ANY ACTION TO INTERFERE WITH ANY EXISTING RIGHTS OF TENANTS TO OCCUPY THEIR UNITS OF THE ASSISTED PROJECT UNDER EXISTING LEASES OR UNDER ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAW;

(2) ALL TENANTS SHALL COOPERATE WITH THE OWNER IN PROVIDING INFORMATION NECESSARY TO CERTIFY ELIGIBILITY FOR HOUSING SUBSIDY PAYMENTS, INCLUDING EXECUTION OF ALL NECESSARY DOCUMENTS; AND

(3) (I) THE OWNER MAY NOT INTERFERE WITH THE EFFORTS OF INDIVIDUAL TENANTS TO OBTAIN HOUSING SUBSIDIES OR OTHER PUBLIC