

ASSISTANCE, MAY NOT DISCRIMINATE BASED ON SOURCE OF INCOME OR RECEIPT OF HOUSING SUBSIDY, AND SHALL COOPERATE WITH THE TENANT TO EXECUTE ALL NECESSARY DOCUMENTS TO ENABLE THE PAYMENT OF HOUSING SUBSIDIES TO OR ON BEHALF OF THE TENANT.

(II) IF THE OWNER HAS INTERFERED WITH THE TENANT'S APPLICATION FOR HOUSING SUBSIDIES OR OTHER PUBLIC ASSISTANCE, THE NONPAYMENT OF ANY AMOUNT OF RENT FOR AN ASSISTED UNIT IN EXCESS OF 30 PERCENT OF THE TENANT'S INCOME MAY NOT BE LEGALLY SUFFICIENT GROUNDS FOR TERMINATION OF THE LEASE OR AN ACTION FOR POSSESSION OF THE LEASEHOLD PREMISES BY THE OWNER.

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(A) THE SETTLEMENT AGENT SHALL FILE WITH THE DEPARTMENT A SWORN STATEMENT EXECUTED BY THE OWNER UNDER PENALTY OF PERJURY CERTIFYING THAT THE SALE, CONVEYANCE, OR RELEASE COMPLIES WITH THE PROVISIONS OF THIS TITLE IN THE CASE OF:

(1) ANY SALE OR CONVEYANCE OF AN ASSISTED PROJECT INCLUDING THE REAL PROPERTY ASSOCIATED THEREWITH WHICH CONSTITUTES A PROTECTED ACTION, OR OCCURS WITHIN 10 YEARS FOLLOWING A PROTECTED ACTION FOR WHICH THE OWNER FAILED TO COMPLY WITH THIS TITLE; OR

(2) THE RELEASE OF ANY MORTGAGE SECURED BY AN ASSISTED PROJECT OR ANY REGULATORY AGREEMENT OR OTHER DOCUMENT EXECUTED IN CONNECTION WITH THE MORTGAGE WHICH RESTRICTS THE INCOME LEVELS OF THE TENANTS OR RESTRICTS THE RENTAL RATES OF THE ASSISTED PROJECT.

(B) ~~(1)~~ THE PROVISIONS OF THIS TITLE MAY BE ENFORCED EITHER AT LAW OR IN EQUITY BY THE DEPARTMENT, ANY ASSISTED HOUSEHOLD IN OCCUPANCY AT THE TIME A NOTICE OF INTENT WAS OR SHOULD HAVE BEEN DELIVERED BY THE OWNER OF AN ASSISTED PROJECT, ANY APPLICABLE LOCAL GOVERNMENT, OR THE PUBLIC HOUSING AUTHORITY.

~~(2) -- EVERY CAUSE OF ACTION UNDER THIS TITLE SURVIVES THE DEATH OF ANY PERSON WHO MIGHT HAVE BEEN A PLAINTIFF OR DEPENDANT.~~

(C) THE PROVISIONS OF THIS TITLE MAY BE ENFORCED BY JUDICIAL ACTION TO ENJOIN ANY ACTION:

(1) PROHIBITED BY THIS TITLE; OR

(2) TAKEN WHERE THE PRELIMINARY ACTIONS REQUIRED BY THIS TITLE HAVE NOT BEEN COMPLETED.

(D) TO THE EXTENT THAT A VIOLATION OF ANY PROVISION OF THIS TITLE RESULTS IN DISPLACEMENT FROM, INCREASED RENTS FOR, OR ANY OTHER VIOLATION OF THE RIGHTS OF A TENANT OR FORMER TENANT OF AN ASSISTED UNIT, THAT VIOLATION SHALL BE WITHIN THE SCOPE OF THE