

(C) AN OWNER OF AN AFFECTED PROPERTY SHALL GIVE TO THE TENANT OF THE AFFECTED PROPERTY A NOTICE, PREPARED BY THE DEPARTMENT, OF THE TENANT'S RIGHTS UNDER §§ 6-817 AND 6-819 OF THIS SUBTITLE AT LEAST EVERY 2 YEARS AFTER LAST GIVING THE NOTICE TO THE TENANT.

(D) (1) NOTICE GIVEN UNDER THIS SECTION SHALL BE WRITTEN, AND SHALL BE SENT BY:

(I) CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR

(II) A VERIFIABLE METHOD APPROVED BY THE DEPARTMENT; OR

(III) AN AGENCY OR ORGANIZATION APPROVED BY THE DEPARTMENT.

(2) WHEN GIVING NOTICE TO A TENANT UNDER THIS SECTION, THE OWNER SHALL PROVIDE DOCUMENTATION OF THE NOTICE TO THE DEPARTMENT IN A MANNER ACCEPTABLE TO THE DEPARTMENT.

(3) A NOTICE REQUIRED TO BE GIVEN TO A TENANT UNDER THIS SECTION SHALL BE SENT TO A PARTY OR PARTIES IDENTIFIED AS THE LESSEE IN A WRITTEN LEASE IN EFFECT FOR AN AFFECTED PROPERTY OR, IF THERE IS NO WRITTEN LEASE, THE PARTY OR PARTIES TO WHOM THE PROPERTY WAS RENTED.

6-821.

(A) (1) WHENEVER AN OWNER OF AN AFFECTED PROPERTY INTENDS TO MAKE REPAIRS OR PERFORM MAINTENANCE WORK THAT WILL DISTURB THE PAINT ON INTERIOR SURFACES OF AN AFFECTED PROPERTY, THE OWNER SHALL MAKE REASONABLE EFFORTS TO ENSURE THAT THE TENANT IS NOT PRESENT WHEN THE WORK IS PERFORMED ALL PERSONS WHO ARE NOT PERSONS AT RISK ARE NOT PRESENT IN THE AREA WHERE WORK IS PERFORMED AND THAT ALL PERSONS AT RISK ARE REMOVED FROM THE AFFECTED PROPERTY WHEN THE WORK IS PERFORMED.

(2) A TENANT SHALL ALLOW ACCESS TO AN AFFECTED PROPERTY, AT REASONABLE TIMES, TO THE OWNER TO PERFORM ANY WORK REQUIRED UNDER THIS SUBTITLE.

(3) IF A TENANT MUST VACATE AN AFFECTED PROPERTY FOR A PERIOD OF 24 HOURS OR MORE IN ORDER TO ALLOW AN OWNER TO PERFORM WORK THAT WILL DISTURB THE PAINT ON INTERIOR SURFACES, THE OWNER SHALL PAY THE REASONABLE EXPENSES THAT THE TENANT INCURS DIRECTLY RELATED TO THE REQUIRED RELOCATION.

(B) (1) IF AN OWNER HAS MADE ALL REASONABLE EFFORTS TO CAUSE THE TENANT TO TEMPORARILY VACATE AN AFFECTED PROPERTY IN ORDER TO PERFORM WORK THAT WILL DISTURB THE PAINT ON INTERIOR SURFACES, AND THE TENANT REFUSES TO VACATE THE AFFECTED PROPERTY, THE OWNER MAY NOT BE LIABLE FOR ANY DAMAGES ARISING FROM THE TENANT'S REFUSAL TO VACATE.