

actually suffered by [him] THE TENANT subsequent to the tenant's giving notice to the landlord of [his] THE TENANT'S inability to enter on the leased premises.

(f) The landlord may bring an action of eviction and damages against any tenant holding over after the end of [his] THE TENANT'S term even though the landlord has entered into a lease with another tenant, and [he] THE LANDLORD may join the new tenant as a party to the action.

8-207.

(c) If a tenant wrongly fails or refuses to take possession of or vacates the dwelling unit before the end of [his] THE TENANT'S term, the landlord may sublet the dwelling unit without prior notice to the tenant in default. The tenant in default is secondarily liable for rent for the term of [his] THE TENANT'S original agreement in addition to [his] THE TENANT'S liability for consequential damages resulting from [his] THE TENANT'S breach, if the landlord gives [him] THE TENANT prompt notice of any default by the sublessee.

8-208.

(a) A lease may not contain any of the following provisions:

(4) Any provision whereby the tenant waives [his] THE right to a jury trial.

8-208.1.

(a) No landlord shall evict a tenant of any residential property or arbitrarily increase the rent or decrease the services to which the tenant has been entitled for any of the following reasons:

(1) Solely because the tenant or [his] THE TENANT'S agent has filed a written complaint, or complaints, with the landlord or with any public agency or agencies against the landlord;

(2) Solely because the tenant or [his] THE TENANT'S agent has filed a lawsuit, or lawsuits, against the landlord; or

(3) Solely because the tenant is a member or organizer of any tenants' organization.

8-208.3.

Every landlord shall maintain a records system showing the dates and amounts of rent paid to [him] THE LANDLORD by [his] THE tenant or tenants and showing also the fact that a receipt of some form was given to each tenant for each cash payment of rent.

8-211.

(i) If the landlord refuses to make the repairs or correct the conditions, or if after a reasonable time [he] THE LANDLORD has failed to do so, the tenant may bring an action of rent escrow to pay rent into court because of the asserted defects or conditions, or the tenant may refuse to pay rent and raise the existence of the