

(ii) The landlord's and the tenant's specific obligations as to heat, gas, electricity, water, and repair of the premises.

(b) No landlord subject to subsection (a) may embody any of the following provisions in any lease or form of lease and if any provision is embodied, it is against public policy and void:

(1) Any provision purporting to authorize the landlord to take possession of the premises or the tenant's personal property except pursuant to law; and

(2) Any provision purporting to permit a landlord to commence an eviction proceeding or issue a notice to quit solely and exclusively, without any other basis, as retaliation against any tenant for planning, organizing, or joining a tenant organization with the purpose of negotiating collectively with the landlord.

(c) Nothing in this section may be interpreted to alter the landlord's or the tenant's rights arising from breach of any provision of a lease, or either party's right to terminate, or not renew a lease pursuant to the terms of the lease or the provisions of other applicable law.]

8-203.1.

(A) A RECEIPT FOR A SECURITY DEPOSIT SHALL NOTIFY THE TENANT OF THE FOLLOWING:

(1) THE RIGHT TO HAVE THE DWELLING UNIT INSPECTED BY THE LANDLORD IN THE TENANT'S PRESENCE FOR THE PURPOSE OF MAKING A WRITTEN LIST OF DAMAGES THAT EXIST AT THE COMMENCEMENT OF THE TENANCY IF THE TENANT SO REQUESTS BY ~~FIRST CLASS~~ CERTIFIED MAIL WITHIN 15 DAYS OF THE TENANT'S OCCUPANCY;

(2) THE RIGHT TO BE PRESENT WHEN THE LANDLORD INSPECTS THE PREMISES AT THE END OF THE TENANCY IN ORDER TO DETERMINE IF ANY DAMAGE WAS DONE TO THE PREMISES IF THE TENANT NOTIFIES THE LANDLORD BY ~~FIRST CLASS~~ CERTIFIED MAIL AT LEAST 15 DAYS PRIOR TO THE DATE OF THE TENANT'S INTENDED MOVE, OF THE TENANT'S INTENTION TO MOVE, THE DATE OF MOVING, AND THE TENANT'S NEW ADDRESS;

(3) THE LANDLORD'S OBLIGATION TO CONDUCT THE INSPECTION WITHIN 5 DAYS BEFORE OR AFTER THE TENANT'S STATED DATE OF INTENDED MOVING;

(4) THE LANDLORD'S OBLIGATION TO NOTIFY THE TENANT IN WRITING OF THE DATE OF THE INSPECTION;

(5) THE TENANT'S RIGHT TO RECEIVE, BY FIRST CLASS MAIL, DELIVERED TO THE LAST KNOWN ADDRESS OF THE TENANT, A WRITTEN LIST OF THE CHARGES AGAINST THE SECURITY DEPOSIT CLAIMED BY THE LANDLORD AND THE ACTUAL COSTS, WITHIN 45 DAYS AFTER THE TERMINATION OF THE TENANCY;