

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 asserted defects or conditions as an affirmative defense to an action for distress for rent or to any complaint proceeding brought by the landlord to recover rent or the possession of the leased premises.

(l) It is a sufficient defense to the allegations of the tenant that the tenant, [his] THE TENANT'S family, [his] agent, [his] employees, or [his] assignees or social guests have caused the asserted defects or conditions, or that the landlord or [his] THE LANDLORD'S agents were denied reasonable and appropriate entry for the purpose of correcting or repairing the asserted conditions or defects:

(n) After rent escrow has been established, the court:

(2) May, after an appropriate hearing, order that some or all moneys in the escrow account be paid to the landlord or [his] THE LANDLORD'S agent, the tenant or [his] THE TENANT'S agent, or any other appropriate person or agency for the purpose of making the necessary repairs of the dangerous conditions or defects;

8-211.1.

(a) Notwithstanding any provision of law or any agreement, whether written or oral, if a lessor LANDLORD fails to comply with the applicable risk reduction standard under § 6-815 or § 6-819 of the Environment Article, the lessee TENANT may deposit [his] THE LESSEE'S TENANT'S rent in an escrow account with the clerk of the District Court for the district in which the premises are located.

(b) The right of a lessee TENANT to deposit rent in an escrow account does not preclude [him] THE LESSEE TENANT from pursuing any other right or remedy available to [him] THE LESSEE TENANT at law or equity and is in addition to them.

8-303.

(a) An action of distress shall be brought by the landlord as plaintiff, [his] THE LANDLORD'S petition shall name the tenant as defendant and contain the following information:

- (1) The name and address of the landlord[.];
- (2) The name and address of the tenant[.]; and