

(b) If the landlord fails to provide the tenant with possession of the dwelling unit at the beginning of the term of any lease OR RENTAL, the rent payable under the lease shall abate until [such time as] possession is delivered; and the tenant may, upon written notice to the landlord, terminate, cancel and rescind the rental agreement. [and upon the termination, cancellation and rescission, the landlord shall return all money or property given as prepaid rent, deposit, or security, and, in addition, pay such consequential damages as a court may deem appropriate.]

[(c) This section shall only apply to single or multi-family dwelling units.]

(C) UPON TERMINATION OF THE RENTAL AGREEMENT UNDER THIS SECTION, THE LANDLORD IS LIABLE TO THE TENANT FOR ALL MONEY OR PROPERTY GIVEN AS PREPAID RENT, DEPOSIT, OR SECURITY.

(D) IF THE LANDLORD FAILS TO PROVIDE THE TENANT WITH POSSESSION OF THE DWELLING UNIT AT THE BEGINNING OF THE TERM OF ANY LEASE OR RENTAL, WHETHER OR NOT THE LEASE IS TERMINATED UNDER THIS SECTION, THE LANDLORD IS LIABLE TO THE TENANT FOR CONSEQUENTIAL DAMAGES ACTUALLY SUFFERED BY HIM SUBSEQUENT TO THE TENANT'S GIVING NOTICE TO THE LANDLORD OF HIS INABILITY TO ENTER ON THE LEASED PREMISES.

(E) THE LANDLORD MAY BRING AN ACTION OF EVICTION AND DAMAGES AGAINST ANY TENANT HOLDING OVER AFTER THE END OF HIS TERM EVEN THOUGH HE HAS ENTERED INTO A LEASE AGREEMENT WITH ANOTHER TENANT, AND HE MAY JOIN THE NEW TENANT AS A PARTY TO THAT ACTION.

(F) THIS SUBTITLE SHALL APPLY ONLY TO RESIDENTIAL LEASES OR RENTALS.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1973.

Approved May 21, 1973.

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#### CHAPTER 479

(Senate Bill 1098)

AN ACT to add new Section 8-41(e) to the Code of Public Local Laws of Washington County (1970 Edition, being Article 22 of the Code of Public Local Laws of Maryland), title "Washington County," subtitle "8. County Commissioners," to follow immediately after subsection 8-41(d) thereof, as added by Chapter 618 of the Acts of 1971, to exempt the Transportation Authority from all taxes in Washington County.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section 8-41(e) is hereby added to the Code of Public Local Laws of Washington County (1970 Edition, being Article 22 of the Code of Public Local Laws of Maryland), title "Washington County," subtitle "8. County Commissioners," to follow immediately after subsection 8-41(d) thereof, as added