

(B) EVICTIONS DESCRIBED IN SUBSECTION (1) OF THIS SECTION SHALL BE CALLED RETALIATORY EVICTIONS.

(C) IF IN ANY EVICTION PROCEEDING THE JUDGMENT IS IN FAVOR OF THE RESIDENT FOR ANY OF THE AFOREMENTIONED DEFENSES, THE COURT MAY ENTER JUDGMENT FOR REASONABLE ATTORNEY'S FEES AND COURT COSTS AGAINST THE PARK OWNER.

(D) AN EVICTION MAY NOT BE DEEMED TO BE A "RETALIATORY EVICTION" FOR PURPOSES OF THIS SECTION UPON THE EXPIRATION OF A PERIOD OF 6 MONTHS FOLLOWING THE DETERMINATION OF THE MERITS OF THE INITIAL CASE BY A COURT OR ADMINISTRATIVE AGENCY OF COMPETENT JURISDICTION.

(E) NOTHING IN THIS SECTION MAY BE INTERPRETED TO ALTER THE PARK OWNER'S OR THE RESIDENT'S RIGHTS ARISING FROM BREACH OF ANY PROVISION OR A RENTAL AGREEMENT OR RULE, OR EITHER PARTY'S RIGHT TO TERMINATE OR NOT RENEW A RENTAL AGREEMENT PURSUANT TO THE TERMS OF THE RENTAL AGREEMENT OR THE PROVISIONS OF OTHER APPLICABLE LAW.

#### SUBTITLE 14. ABANDONMENT OF MOBILE HOME

8A-1401.

FAILURE TO REMOVE THE MOBILE HOME WITHIN 15 30 DAYS AFTER THE EFFECTIVE DATE OF TERMINATION OF THE RENTAL AGREEMENT SHALL CONSTITUTE ABANDONMENT OF THE MOBILE HOME. A PARK OWNER IS ENTITLED TO REMOVE THE MOBILE HOME IN ACCORDANCE WITH THE PROVISION OF SUBTITLE 2 OF TITLE 25 OF THE TRANSPORTATION ARTICLE OF THE ANNOTATED CODE RELATING TO THE DISPOSITION OF ABANDONED VEHICLES, UNLESS OTHERWISE AGREED BY THE RESIDENT AND PARK OWNER. A RESIDENT SHALL REIMBURSE, INDEMNIFY, AND HOLD THE PARK OWNER HARMLESS FROM AND AGAINST ANY AND ALL COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED IN CONNECTION THEREWITH. NOTHING CONTAINED HEREIN IS INTENDED TO LIMIT ANY OTHER REMEDIES WHICH THE PARK OWNER MAY HAVE AGAINST THE RESIDENT, UNDER THE RENTAL AGREEMENT OR UNDER APPLICABLE LAW.

#### SUBTITLE 15. GENERAL ENFORCEMENT AUTHORITY

##### PART I. CIVIL ACTIONS

8A-1501.

(A) THIS TITLE AND EACH RENTAL AGREEMENT MADE UNDER IT IMPOSE AN OBLIGATION OF GOOD FAITH IN PERFORMANCE AND ENFORCEMENT.

(B) (1) A RESIDENT OR A PARK OWNER MAY ENFORCE BY CIVIL ACTION ANY RIGHT OR DUTY UNDER THIS TITLE.

(2) IF EITHER THE PARK OWNER OR THE RESIDENT FAILS TO COMPLY WITH THE RENTAL AGREEMENT OR WITH THIS TITLE, THE AGGRIEVED PARTY MAY RECOVER THE DAMAGES CAUSED BY THE NONCOMPLIANCE.