

(8) PERMITS A LANDLORD TO COMMENCE AN EVICTION PROCEEDING OR ISSUE A NOTICE TO QUIT ~~SUBSTANTIALLY SOLELY~~ AS RETALIATION AGAINST ANY TENANT FOR PLANNING, ORGANIZING, OR JOINING A TENANT ORGANIZATION WITH THE PURPOSE OF NEGOTIATING COLLECTIVELY WITH THE LANDLORD.

[(b)](E) (1) [If any] EXCEPT FOR A LEASE CONTAINING AN AUTOMATIC RENEWAL PERIOD OF 1 MONTH OR LESS, A lease [shall contain] THAT CONTAINS a provision calling for an automatic renewal of the lease term unless prior notice is given by the party or parties seeking to terminate the lease, [any such] SHALL HAVE THE provision [shall be] distinctly set apart from any other provision of the lease and provide a space for the written acknowledgment of THE tenant's agreement to the automatic renewal provision[, except leases containing an automatic renewal period of one (1) month or less].

(2) [Any such] AN AUTOMATIC RENEWAL provision THAT IS not specifically accompanied by either the tenant's initials, signature, or witnessed mark [, shall be] IS unenforceable by the landlord.

[(2)](F) No provision of this section shall be deemed to be a bar to the applicability of supplementary rights afforded by any public local law enacted by the General Assembly or any ordinance or local law enacted by any municipality or political subdivision of this State; provided, however, that no such law can diminish or limit any right or remedy granted under the provisions of this section.

[(c)](G) (1) Any lease provision which is prohibited by terms of this section shall be unenforceable by the landlord.

(2) If the landlord includes in any lease a provision prohibited by this section or made unenforceable by [§§ 8-105 or 8-203] § 8-105 OR § 8-203 of this title, at any time subsequent to July 1, 1975, and tenders a lease containing such a provision or attempts to enforce or makes known to the tenant an intent to enforce any such provision, the tenant may recover any actual damages incurred as a reason thereof, including reasonable attorney's fees.

[(d)](H) If any word, phrase, clause, sentence, or any part or parts of this section shall be held unconstitutional by any court of competent jurisdiction such unconstitutionality shall not affect the validity of the remaining parts of this section. 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}-SUBSTANTIALLY~~ because the tenant or [his] THE TENANT'S agent has filed a GOOD FAITH written complaint, or complaints, with the landlord or with any public agency or agencies against the landlord;

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