

**562A.22 Failure to deliver possession.**

1. If the landlord fails to deliver possession of the dwelling unit to the tenant as provided in [section 562A.14](#), rent abates until possession is delivered and the tenant shall:

*a.* Upon at least five days' written notice to the landlord, terminate the rental agreement and upon termination the landlord shall return all prepaid rent and security; or

*b.* Demand performance of the rental agreement by the landlord and, if the tenant elects, maintain an action for possession of the dwelling unit against the landlord or a person wrongfully in possession and recover the damages sustained by the tenant.

2. If a landlord's failure to deliver possession is willful and not in good faith, a tenant may recover from the landlord the actual damages sustained by the tenant and reasonable attorney fees.

[C79, 81, §562A.22]