

out merit. The defendant's claim is one of legal title and is governed by the statute of limitations. Laches apply to equitable demands. If a legal right gets into equity, the statute governs. . . . There is no statute which provides any limitation against the right of the owner to redeem his property. He is barred only by a valid decree of foreclosure. We are not of the opinion that the petitioners have delayed for a great and unreasonable length of time in seeking redress."

This same reasoning applies here and this Court is of the opinion that the petitioners have not delayed for a great and unreasonable length of time in seeking redress. The lapse of time here is approximately the same length of time involved in the Brashears case.

In Savonis vs. Burke, 241 Md. 316, the Court of Appeals quoted Pomeroy in Equity Jurisprudence in defining equitable estopped as follows:

"Equitable estoppel is the effect of the voluntary conduct of a party whereby he is absolutely precluded, both at law and in equity, from asserting rights which might have otherwise existed, either of property, or contract or of remedy, as against another person who has in good faith relied upon such conduct, and has been led thereby to change his position for the worse, and who on his part acquires some corresponding right, either of property, of contract, or of remedy."

The Court further stated that equitable estoppel operates as a technical rule of law to prevent a party from asserting his rights where it would be inequitable and unconscionable to assert those rights. It is essential for the application of the doctrine of equitable estoppel that the party claiming the benefit of the estoppel must have been misled to his injury and changed his position for the worse, having believed and relied on the representations of the party sought to be estopped. Furthermore, one claiming the benefit of equitable estoppel must have acted in good faith and with reasonable diligence.

There is no evidence in this case that the respondent relied on any conduct of the petitioners whereby it changed