

misses by them holden, and yet refusing to deliver up the Possession, when the Landlord hath agreed with another Tenant for the same; be it further enacted by the Authority aforesaid, That from and after the said Twenty fourth Day of *June*, One thousand seven hundred and thirty eight, in case any Tenant or Tenants shall give Notice of his, her, or their Intention to quit the Premises by him, her, or them holden, at a time mentioned in such Notice, and shall not accordingly deliver up the Possession thereof at the time in such Notice contained; that then the said Tenant or Tenants, his, her, or their Executors or Administrators, shall from thenceforward pay to the Landlord or Landlords, Lessor or Lessors, double the Rent or Sum, which he, she, or they should otherwise have paid; to be levied, sued for, and recovered at the same *Times, and in the same Manner, as the single Rent **741** or Sum before the giving such Notice could be levied, sued for, or recovered; and such double Rent or Sum shall continue to be paid, during all the Time such Tenant or Tenants shall continue in Possession as aforesaid.

XIX. And whereas it hath sometimes happened, that upon any Distress made for Rent justly due the Directions of the Statute made in the Second Year of the Reign of King *William* and Queen *Mary*, intituled, *An Act for enabling the Sale of Goods distrained for Rent, in case the Rent be not paid in a reasonable Time*, have not been strictly pursued, but through the Mistake or Inadvertency of the Landlord or other Person entitled to such Rent and distraining for the same, or of the Bailiff or Agent of such Landlord or other Person, some Irregularity or tortious Act hath been afterwards done in the Disposition of the Distress so seized or taken, as aforesaid; for which Irregularity or tortious Act the Party distraining hath been deemed a Trespasser *ab initio*, and in an Action brought against him as such the Plaintiff hath been entitled to recover, and has actually recovered, the full Value of the Rent, for which such Distress was taken: And whereas it is a very great Hardship upon Landlords and other Persons entitled to Rents, that a Distress duly made should be thus in Effect avoided for any subsequent Irregularity; be it enacted by the Authority aforesaid, That from and after the said Twenty fourth Day of *June*, in the Year of our Lord One thousand seven hundred and thirty eight, where any Distress