

CHAP. 318.

Damages for holding over.

Judgment.

Execution.

Case of omission to assess.

Jury resummoned.

Notice thereof to tenant.

Complete the penal.

Compel attendance.

This act extend to heirs, executors &c.

Where more than one tenant. each one.

Extend to several kinds of tenants.

jury shall thereupon proceed to assess against the tenant, damages for the holding over of the demised or let premises, not exceeding double the rate of the rent of said tenancy, and also for the expenses of said lessor, in and about said proceeding over and above the legal costs thereof; and shall, for said damages, render a verdict in one amount against said tenant; for which amount, as well as the costs, as provided for by the act aforesaid, the said justices shall render judgment in favor of the lessor, to be enforced by execution, as in cases of judgment ordinarily recovered before a justice of the peace; and in like manner if the jury shall be of opinion, upon the trial of the case, that the landlord has not shewn good cause for instituting such proceedings, they shall so find by their verdict or inquisition, and shall assess such damages as they shall deem just to be paid by the landlord to the tenant, for which amount and costs, judgment shall be rendered and enforced as aforesaid; and if the said jury shall omit to assess said damages, the said justices may, at any time before the eleventh day after, and exclusive of the day of rendering the verdict aforesaid; by warrant to the sheriff of their county, order said jury to be resummoned to make said assessment and render a verdict as aforesaid thereon, which verdict shall have the same effect as if rendered immediately on rendering said principal verdict; a reasonable notice, however, being given to the said tenant, such as said justices shall deem proper, of the time of the second meeting of said jury, and the said justices being hereby authorised to summon other jurors in place of any of said jury who shall have died, or who shall be returned by the sheriff as sick or not to be found; and in all cases of a summons of a jury, under the said original act, or under this supplement thereto, it shall be lawful for the said justices to enforce, by attachment, the attendance of the jurors who shall have been summoned.

Sec. 6. *And be it enacted*, That the provisions of this act shall be taken to extend to the heirs, executors, and administrators, and assigns, of lessors, and the executors and administrators of tenants; and also to cases where there are two or more tenants of the demised or let premises, in which case each of such tenants shall be entitled to the notices in this act mentioned, and the benefit of each condition therein contained.

Sec. 7. *And be it enacted*, That this act, and the act to which this is a supplement, shall be deemed and taken to extend to all cases of tenancy, for years or for a shorter period, and pur autre vie, and to all tenancies at sufferance, or at will, or for no fixed or definite period or term, or