

## ARTICLE 53.

### LANDLORD AND TENANT.

#### Tenants Holding Over.

1. Notice to remove; complaint to justice of the peace.
2. Summons issued by justice of the peace.
3. Failure of either party to appear.
4. Judgment; appeal; appeal bond.
5. Appeals; notice.
6. Disputed title; bond.
7. To what tenancies applicable; notice in counties; removal. Section not applicable, as to notice, to Baltimore city.
8. If tenant gives notice to landlord of intention to remove, landlord need not prove notice to tenant. Section not applicable to Baltimore city.

#### Distress for Rent.

9. Oath by landlord or his agent.
10. Sworn account to be affixed to warrant.
11. May distrain for rent payable in produce.
12. Distraint for appraised value of produce.

13. Option to pay appraised value at any time before sale; replevin.
14. Appraisers.
15. Tenant liable for costs.
16. May distrain notwithstanding security be given.
17. Illegal distraint, what shall be.
18. Property exempt.
19. Following property removed from premises.
20. Rents of minor not due at his death.
21. Death of guardian in such case.
22. Notice to sheriff about to execute; affidavit.
23. Lien on growing crops for rent.
24. Lien on growing crops for advances; counties to which not applicable.
25. Redemption of rents.
26. Payment of three years' back rent before renewal.
27. Limitation of twenty years; persons under disabilities.
28. Voidance of leases by fire or accident.
29. Tenant's right to remove fixtures erected by himself shall not be impaired by new lease.
30. Effect of covenant to surrender premises in good repair.

#### Tenants Holding Over.

An. Code, sec. 1. 1904, sec. 1. 1888, sec. 1. 1793, ch. 43. 1845, ch. 209. 1874, ch. 414. 1882, ch. 355.

1. In all cases where any interest in real estate shall be let or leased for any definite term or at will, and the lessor, his heirs, executors, administra-

As to when leases are required to be acknowledged and recorded, see art. 21, sec. 1.

For a form of lease, see art. 21, sec. 67.

For forms of declarations in suits between landlord and tenant, see art. 75, sec. 28. sub-secs. 21 and 22.

As to rights of tenants in connection with mortgages and their foreclosure, see art. 66 secs. 20, 27 and 28.

As to mechanics' liens on buildings erected by a tenant, see art. 63, sec. 9.

As to the payment of taxes by tenants, see art. 81, sec. 77.

As to sale of rent in arrears along with property subject to such rent, see art. 16, sec. 236.

As to leases of ground for oyster planting, see art. 72, sec. 123.