

## ARTICLE 53.

### LANDLORD AND TENANT.

#### Tenants Holding Over.

7. To what tenancies applicable; notice in counties, but not necessary in Baltimore City; removal; proviso as to contracts; time or waiver of notice by contract in Montgomery County.

#### Distress for Rent.

18. Property exempt.  
18A. Unlawful to remove goods under distraint.  
25. Repealed.

#### Tenants Holding Over.

1.

As to ejectment in cases between landlord and tenant, see art. 75. sec. 78.

An. Code, 1924, sec. 7. 1912, sec. 6. 1904, sec. 6. 1888, sec. 6. 1874, ch. 414.  
1882, ch. 355. 1886, ch. 470. 1927, ch. 560.

7. The provisions of the preceding sections shall apply to all cases of tenancies from year to year, tenancies by the month and by the week; provided, that in cases of tenancies from year to year in the counties, a notice in writing shall be given six months before the expiration of the current year of the tenancy; and in monthly or weekly tenancies, a notice in writing of one month or one week, as the case may be, shall be so given; and the same proceedings shall apply, so far as may be, to cases of forcible entry and detainer; and the benefit of all such proceedings shall enure to the heirs, executors, administrators, or assigns of the owner of such estate as the case may be. In case of removal of such proceedings under a writ of *certiorari*, a sufficient record thereof shall be the original papers with a copy of the judgment and entries by the justice under his hand and seal. This section, so far as the same relates to notices, shall not apply to Baltimore City. Nothing contained in the laws relating to landlord and tenant contracts shall be construed as preventing the parties to any such contract, by agreement in writing, from substituting a longer or shorter notice to quit than heretofore required or to waive all such notice, provided the property to which such contract pertains is located in any special taxing area, or incorporated town of Montgomery County.

#### Distress for Rent.

9.

Rent is demand of high nature: distress. See notes to art. 66. sec. 31. *Calvert Bldg. Co. v. Winakur*, 154 Md. 527.

11.

See notes to sec. 9.