

tenant, his executors or administrators, may, at the election of the lessor, his heirs, executors, administrators or assigns, be held as a tenant and bound to pay double the rent to which the said tenancy was subject, and payable and recoverable in all respects and to every effect as if, by the original agreement or the understanding as to such tenancy, said double rent were the reserved rent of the demised premises, according to the terms and conditions of payment of such originally reserved rent.

P. L. L. (1860), Art. 4, sec. 900. 1888, Art. 4, sec. 873. 1888, ch. 123, sec. 860.

**860.** An appeal may be prosecuted from any judgment of a Justice of the Peace rendered under the provisions of this sub-division of this Article to the Baltimore City Court, in the manner and under the rules prescribed in cases within the ordinary jurisdiction of Justices of the Peace; the tenant, or his executors or administrators, in order to stay any executions of the judgment against them, giving, on such appeals, bond with security, with condition to prosecute the appeal with effect, and to answer to the landlord, his executors and administrators, all costs and damages, mentioned in the judgment, and such as shall be further incurred and sustained by reason of said appeal and the delay thence arising.

Miller v. Duvall, 26 Md. 47. Gelston v. Sigmund, 27 Md. 334. Mears v. Remare, 33 Md. 246. Same v. Same, 34 Md. 333.

P. L. L. (1860), Art. 4, sec. 901. 1888, Art. 4, sec. 874. 1888, ch. 123, sec. 861.

**861.** Such cases shall not be removable to the Baltimore City Court, at any stage thereof, save by and upon appeal as aforesaid.

P. L. L. (1860), Art. 4, sec. 902. 1888, Art. 4, sec. 875. 1888, ch. 123, sec. 862.

**862.** No proceeding to dispossess a tenant holding over, had before any Justice of the Peace and removed by appeal to the Baltimore City Court, shall by such Court be reversed or set aside for matter of form; and any case thus removed by appeal, if the proceeding thereunder shall be set aside or appear to be substantially defective, shall be proceeded with in said Court in the same manner and to the same effect, upon the claim and complaint and merits, and upon evidence to be adduced therein as it was or might have been competent to said Justice of the Peace to have proceeded therewith.

P. L. L. (1860), Art. 4, sec. 903. 1888, Art. 4, sec. 876. 1888, ch. 123, sec. 863.

**863.** Every such appeal shall be tried and finally determined and proceeded with at the first term to which such case shall be removed to the said court, unless for cause shown upon affidavit the court shall otherwise order.

Mears v. Remare, 33 Md. 251.

P. L. L. (1860), Art. 4, sec. 904. 1888, Art. 4, sec. 877. 1888, ch. 123, sec. 864.

**864.** The provisions of the preceding sections of this subdivision of this Article, relating to tenants holding over, shall extend to the heirs, executors and assigns of lessors and reversioners, and to the executors