

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.

Status of landlord who has failed to levy distraint before tenant's bankruptcy is that of a general creditor. *Loan Service v. Grossman*, 165 Md. 481.

11.

Status of landlord who has failed to levy distraint before tenant's bankruptcy is that of a general creditor. *Loan Service v. Grossman*, 165 Md. 481.

See notes to sec. 9.

An. Code, 1924, sec. 18. 1912, sec. 17. 1904, sec. 17. 1888, sec. 17. 1813, ch. 135. 1816, ch. 210, sec. 1. 1823, ch. 151. 1834, ch. 180, sec. 1. 1868, ch. 173. 1870, ch. 169. 1884, ch. 310. 1904, ch. 568. 1908, ch. 93. 1927, ch. 699. 1929, ch. 148. 1931, ch. 326. 1933, ch. 527. 1935, ch. 206.

18. The following property shall be exempt from distress for rent when not the property of the tenant: Every horse, carriage and harness, whip and robe, saddle and bridle, or motor vehicle and appurtenances, in any livery stable or garage or in any other place, outhouse or barn of the tenant; and all property of any boarder or sojourner at any hotel, tavern, public or private boarding house; and any vehicle or other personal property in any shop for repair. The following property shall be exempt from distress for rent when not the property of the tenant and which is plainly marked or tagged, stating the name of the owner of said articles: Every spinning wheel, loom, sewing machine, typewriter, stove, cash register, piano, organ or other musical instrument, radio receiving sets, telephone instruments, telephone booths and other telephone equipment, ice beverage chests, ice water coolers, ice refrigerators and ice display cases, mechanically operated freezing units for ice cream, and cooling units for soft drinks and water, gasoline tanks, gasoline pumps and oil receptacles, and vending or weighing machines designed to receive coins or tokens. The goods and chattels of the innocent tenant who has paid his rent to the owner of the leasehold estate shall be exempt from distraint for ground rent if any due and owing to the ground rent landlord by the owner of the leasehold estate. Provided that, except in Prince George's County, if the landlord shall distraint upon any goods, chattels or other personal property on the premises not exempt under this section, it shall be the duty of the landlord, before a sale of such property shall be made under such distraint proceedings (except in cases of personal property in office buildings, in which cases there shall not be such duty), to ascertain whether or not any such goods, chattels or other personal property are being purchased by the tenant under a conditional contract of sale defined in Section 55 of Article 21 of the Annotated Code of Public General Laws of Maryland (1924), or mortgaged by the tenant by a purchase money chattel mortgage under the terms of Sections 44 to 54, inclusive, of Article 21 of the Annotated Code of Public General Laws of Maryland (1924), and if it shall be found that any of such property is being purchased by the tenant under such a conditional contract of sale or covered by a purchase money chattel mortgage executed by said tenant, and if