

applied, after payment of expenses, to the discharge of such indebtedness, and the balance, if any, to be paid over to the person or persons entitled thereto.

This section cited in *Dining Hall Co. v. Swingler*, 173 Md. 504.

An. Code, 1924, sec. 8. 1912, sec. 8. 1904, sec. 8. 1892, ch. 590, sec. 1.

5. Any person taking boarders or lodgers into his house and renting to them a room or furnishing them with board or both shall have a lien upon any personal effects, goods or furniture brought upon the premises in pursuance of such contracting for room or board, and it shall be lawful to take and retain possession of the same until such board or lodging shall have been fully paid for whether due or not; and such personal effects, goods and furniture, may be sold, upon reasonable notice of not less than ten days after the debt for such board or lodging shall have become due and payable, at either public or private sale to satisfy such debt, the proceeds after paying expenses of such sale to be applied in liquidation of such indebtedness, and the balance if any paid over to such debtor.

An. Code, 1924, sec. 9. 1912, sec. 9. 1904, sec. 9. 1892, ch. 590, sec. 2.

6. A married woman may as landlady and proprietress contract with any one entering her house for board or lodging or both, and have and pursue the legal remedies given in section 5 the same as if she were a *feme sole*, and shall further have and enjoy all the powers, rights and remedies with respect to the renting, keeping and conducting of such boarding or lodging house as if she were a *feme sole*, and it shall not be necessary for her husband to join in any contract with reference thereto.

Cited but not construed in *Lyell v. Walbach*, 113 Md. 578.

This section cited in dissenting opinion in *Tizer v. Tizer*, 162 Md. 500.