

VII.—LANDLORD AND TENANT.

TENANTS HOLDING OVER

- | | |
|---|---|
| 1 Proceeding to dispossess tenant, notice to quit | 4 Further proceedings |
| 2 Upon what proof justice to issue warrant to summon jury, within what distance jurymen not to reside | 5 How proceedings arrested on claim of title. |
| 3 Summons to be issued to tenant in possession | 6 To what tenancies preceding sections to apply after proof of notice, proof of waiver to be in writing |
| | 7 How notice dispensed with |

DISTRESS FOR RENT.

- | | |
|---|---|
| 8. Oath to be taken by landlord or his agent before distress | 15 Officers not to summon more than two appraisers on distress |
| 9 Account and oath to be annexed to warrant | 16 Tenant liable for costs |
| 10. Landlord may distrain for portion of crops | 17 Distress to lie where security is given. |
| 11 Bailiff to summon appraisers to value rent, to levy for value as money | 18 Void, if made contrary to law |
| 12 Tenant may deliver grain or pay value, to have remedy by replevin, proceedings on replevin | 19 What property exempt from distress |
| 13 When rent a lien on crops | 20 What property removed may be distrained and when, <i>bonâ fide</i> purchasers without notice |
| 14 When rent or advances a lien on crops, contract in writing, to what counties applicable | 21 Rent of property of minor at death to be paid to guardian |
| | 22 Guardian may recover by suit or distress |
| | 23 Notice of rent due sent to sheriff with affidavit |

TENANTS HOLDING OVER.

1. In all cases where lands, tenements or messuages are let or leased for one or more years, or at will, and the lessor, his heirs, executors, administrators or assigns, shall be desirous to have again and repossess the same, after the expiration of the term or estate for which they were demised, and for that purpose shall give notice in writing one month before the tenancy expires, to the tenant in possession to remove from and quit the same, if the said tenant shall refuse to comply therewith, upon the determination of the said lease or estate, the lessor, his heirs, executors, administrators or assigns may make complaint thereof to any two justices of the peace of the county wherein the lands, tenements, or messuages are situated.

2. The said justices, upon due proof made before them that the said lessor had been quietly and peaceably possessed of the lands, tenements, or messuages so demanded to be delivered up, that being so possessed, he let or leased the same as aforesaid, for a term which is now passed and expired, and that he has given notice, in the manner aforesaid, to the tenant in possession to quit the same, and that the said tenant has refused or neglected so to do, shall forthwith issue their warrant, under their hands and seals, to the sheriff of the said county, commanding him to summon twelve good and lawful men, of his said county, to be and appear, at such place as in said warrant mentioned, which shall be the fourth day after the issuing of the same, and none of said jurymen shall reside within a radius of five miles of the land, tenements or messuages sought to be recovered by any proceeding under this article, subtitle Landlord and Tenant.

Art 53, s 1.
1793, c 41
Notice to be given by landlord to tenant to quit
1 Md Chan Dec. 388, 4 Md 450, 20 Md 36, 3 H & McH 4-8, 2 G & J 173, 6 G & J 386, 10 G & J 116, 11 G & J 450
Proceeding to dispossess tenant

1874, c 414.
Upon what proof justice to issue warrant to summon jury

Within what distance jurymen not to reside.