

16. In all cases of distress for rent, the tenant shall be liable to the landlord for costs.

Id s 14
1821, c 162
Tenant liable
for costs
Id s 15
1842, c 208, s 1
Distress to lie
where security
given

17. Landlords who may have the right of distress, may exercise that right as well in cases where security has been given to them, as where no security has been given

10 Md 333, 27 Md 440, 28 Md 176, 35 Md 110

18. Every distress for rent, which shall be made contrary to the provisions of this article, and all sales made under and by virtue of such distress, shall be absolutely illegal and void.

Id s 16
1834, c 192, s 5
Void if made
contrary to law

19. The following property shall be exempt from distress for rent, to wit: Every spinning-wheel, loom, or sewing machine which may be loaned or hired to the tenant; and every horse, carriage, and harness, whip and robe, saddle and bridle, not the property of the tenant, in any livery stable, or which may be at livery or stored with any keeper of any livery stable, or in any other place, out-house, 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, not the property of the tenant, in any shop for repairs; every stove, every piano, or other musical instrument, rented or hired, or loaned to the tenant, where the contract of renting, hiring, or lending of such stove, or piano, or other musical instrument, is in writing, signed by the parties thereto, and acknowledged before a justice of the peace of the county or city wherein the parties reside, and the justice shall enter upon his docket the substance of the contract, and that the parties acknowledge the same.

1870, c 169
What property
exempt from
distress
12 Md 491, 34
Md 262, 37 Md
435
6 II & J 498

20. Whenever property shall be removed from premises which have been rented, within sixty days prior or subsequent to the time when the rent has or will become due, and whether such removal be by night or day, it shall be lawful for the landlord to follow, seize, and sell such property, under distress for the rent due, at any time within sixty days after the time when the rent becomes due; *provided*, that such property shall not have been sold to a *bonâ fide* purchaser without notice, or taken in execution.

Art 53, s 18
1826, c 266,
1842, c 208, s 2
What property
removed may be
distressed, and
when
10 Md 159
7 H & J 370,
373
Bonâ fide purchaser without
notice

21. The rents of real estate of minors, or of leasehold estates that may not be due at the death of such minor, shall, for the year in which such minor may die, be paid to the guardian who may maintain distress or suit to recover such rent.

Id s 19
1849, c 118, s 1
Rent of property
of minor
at death to be
paid to guardian
21 Md 106, 28
Md 635
Id s 20
1849, c 118, s 2
Guardian may
recover by suit
or distress

22. If such guardian dies before the recovery of said rent, the executor or administrator of such guardian may recover the same, by distress or suit

23. Whenever any landlord shall give notice of rent due, to the sheriff or constable who may be about to sell the goods and chattels of his tenant under execution, there shall be appended to said notice an affidavit of the amount of his rent claimed to be due.

Id s 21
1834, c 192, s 4
Notice of rent
due, sent to
sheriff with
affidavit
23 Md 244, 33
Md 312, 36 Md
59