

scind or modify any of said rules, or to pass additional rules, in their discretion.

**Effective.** SEC. 3. *And be it enacted*, That this act shall take effect from the date of its passage.

Approved April 5, 1888.

### Chapter 487.

AN ACT to take away the remedy of distress for rent in Baltimore city in certain cases, and to give in lieu thereof the remedy of a speedy re-entry, and insert the following :

**Superseded.** SECTION 1. *Be it enacted by the General Assembly of Maryland*, That in all cases of any demise or agreement for rental, expressed or implied, verbal or written, hereafter to be made, of lands or tenements, whether real estate or chattels real, within the limits of the city of Baltimore, for a less term than twelve calendar months, the remedy of distress for rent due be and the same is hereby taken away and altogether superseded ; and from and after the passage of this act, and except as this act provides, no person under any demise or agreement of rental for a less term than twelve calendar months shall have any other or greater remedy for the recovery of rent due than is had for the recovery of any ordinary debt.

**Right to re-possess.** SEC. 2. *And be it enacted*, That whenever the tenant under any such demise or agreement of rental, express or implied, verbal or written, of land or tenants, whether real estate or chattels real, within the limits of the city of Baltimore, for a less term than twelve calendar months, shall fail to pay the rent thereunder when due and payable, it shall be lawful for the lessor to have again and repossess the premises so rented.

**Must describe property.** SEC. 3. *And be it enacted*, That whenever any lessor shall desire to have again and repossess any premises to which he is entitled under the provisions of the preceding section of this act, he or his duly qualified agent or attorney shall