

give judgment in favor of said lessor for the amount of rent found due, with costs of suit, and shall order that said tenant and all persons claiming or holding by or under said tenant shall yield and render up possession of said premises unto said lessor, or unto his duly qualified agent or attorney within two days thereafter; provided, however, that upon presentation of a certificate signed by a practicing physician certifying that surrender of said premises within said period of two days would endanger the health or life of any occupant thereof, said Justice of the Peace may, at the trial or subsequent thereto, extend the time for such surrender of the premises upon such terms and for such period or periods as he shall deem necessary and just, but in no event shall the date for such surrender be extended beyond the tenth day after the date of such judgment, in favor of said lessor; and provided further, provided, however, that if the said tenant, or some one for him, shall at said trial or due adjournment thereof as aforesaid, or prior to the date fixed by said Judge for the payment thereof, tender the rent found to be due and unpaid, together with the costs of said suit, the said complaint shall be entered satisfied and no further proceedings shall be had thereunder. If the interval between the filing of the landlord's complaint and the trial of the cause shall be more than three days, any order or judgment of said Court with respect to the payment of rent shall include all rent due and unpaid up to and including the day of trial; and the proceedings amended to set forth the basis of said judgment or order.

754. In case judgment shall be given in favor of said lessor in the manner aforesaid, and the tenant shall fail to comply with the requirements of the said order there shall issue, on the order of the lessor, a warrant, directed to a constable of said People's Court, directing said constable to cause said lessor to have again and repossess said premises by putting him in possession thereof, and for that purpose to remove from said premises, by force if necessary, all the furniture, implements, tools, goods, effects or other chattels of every description whatsoever belonging to said tenant, or to any person claiming or holding by or under said tenant.

755. The tenant may appeal from the judgment of the People's Court of Baltimore City to the Baltimore City Court, at any time within two days from the rendition of such judgment; the tenant in order to stay any execution of the judgment, shall give a bond to the landlord with one or more securities, who are owners of sufficient leasehold or real estate in Baltimore City, with condition to prosecute the appeal with effect, and answer to the landlord, his executors, administrators, in all costs and damages mentioned in the judgment,