

CHAPTER 211

(Senate Bill 118)

AN ACT to repeal and re-enact, with amendments, Sections 753 and 755 of Article 4 of the Code of Public Local Laws of Maryland and Baltimore City Charter (1938 Edition), title "Baltimore City", sub-title "Landlord and Tenant", as said sections were amended by Chapter 441 of the Acts of 1943, clarifying the provisions of said sections.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Sections 753 and 755 of Article 4 of the Code of Public Local Laws of Maryland and Baltimore City Charter (1938 Edition), title "Baltimore City", sub-title "Landlord and Tenant", as said sections were amended by Chapter 441 of the Acts of 1943, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

753. If, at the trial aforesaid, the Judge shall be satisfied the interest of justice will be better served by an adjournment, he may adjourn the trial for a period not exceeding three days, except by consent of the parties, and if at said trial or due adjournment, as aforesaid, it shall appear to the satisfaction of the Judge before whom said complaint has been tried as aforesaid, that the rent or any part of the rent for said premises is actually due and unpaid, then the said Judge shall 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 Judge 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, 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 land-