

20. Any stay of any action, proceeding, attachment, or execution, ordered by any court under the provisions of this sub-title may, except as otherwise provided, be ordered for the period of being in such category and three months thereafter or any part of such period, and subject to such terms as may be just, whether as to payment in instalments of such amounts and at such times as the court may fix or otherwise. When a person in civil defense service or a person suffering injury or damage is a codefendant with others the plaintiff may nevertheless by leave of court proceed against the others.

21. The period of being in such category shall not be included in computing any period now or hereafter to be limited by any law for the bringing of any action by or against a person in civil defense service or a person suffering injury or damage or by or against his heirs, executors, administrators, or assigns, whether such cause of action shall have accrued prior to or during the period of being in such category.

Rent, Instalment Contracts, Mortgages

22. (a) No eviction or distress shall be made during the period of being a person in civil defense service or a person suffering injury or damage in respect of any premises for which the agreed rent does not exceed \$150 per month, occupied chiefly for dwelling purposes by the wife, children, or other dependents of a person in civil defense service or a person suffering injury or damage, except upon leave of court granted upon application therefor or granted in an action or proceeding affecting the right of possession.

(b) On any such application or in any such action the court may, in its discretion, on its own motion, and shall, on application, unless in the opinion of the court the ability of the tenant to pay the agreed rent is not materially affected by reason of being a person in civil defense service or a person suffering injury or damage, stay the proceedings for not longer than three months, as provided in this sub-title, or it may make such other order as may be just.

(c) Any person who shall knowingly take part in any eviction or distress otherwise than as provided in sub-section (a) hereof is guilty of a misdemeanor, and shall be punishable by imprisonment not to exceed one year or by fine not to exceed \$1,000, or both.

23. (a) No person who has received, or whose assignor has received under a contract for the purchase of real or personal property, or of lease or bailment with a view to purchase of such property, a deposit or instalment of the purchase price from a person in civil defense service or a person suffering injury or damage or from the assignor of such a person, who after the date of payment of such deposit or instalment, has become a person in civil defense service or a person suffering injury or damage, shall exercise any right or option under such contract to rescind or terminate the contract or resume possession of the property for nonpayment of any instalment falling due during the period of being in such category, except by action in a court of competent jurisdiction. Provided, that nothing contained in this section shall prevent the modification, termination, or cancellation of any such contract, or prevent the repossession or retention of property purchased or received under such contract, pursuant to a mutual agreement of the parties thereto, or their assignees,