

to remove them from the leased premises at the said owner's expense free of any claim of the landlord.

(b) If no petition to determine ownership of goods is filed by any third person within seven days after the date of a levy under distress, all goods on the leased premises and included in the inventory shall be conclusively presumed thereafter to be the goods of the tenant and may be disposed of according to the applicable provisions of this subtitle without any liability to the owner thereof for such disposal.

(c) If a claimant's petition for exclusion of his goods from distress is granted by the court, then the order shall provide that the claimant shall remove his goods at his expense from the leased premises within a time to be fixed by the court. If the claimant fails to remove his goods within the time so fixed, then the goods claimed by him shall no longer be excluded from distress and shall be subject to the landlord's claim for distress as though no petition for exclusion had been filed.

18. *Effect of levy on title to goods; risk of loss of levied goods.*

(a) Levy on goods under distress shall not affect or disturb the title to the goods. The claim or lien of the landlord under this subtitle upon the goods shall continue until the goods are sold as provided herein.

(b) All risk of loss or destruction of goods of whatever nature shall be on the owner thereof or the tenant of the leased premises, regardless of whether the goods have been removed from the leased premises by the officer, except that the officer shall be responsible to the owner of the goods for wilful damage thereto.

19. *Removal of levied goods; bond.*

Upon petition of any plaintiff in distress and a showing of a need for protection thereof, the court shall be empowered to order the removal of any goods levied upon from the leased premises to such place as the court may approve pending the sale of the goods. Removal of goods may be conditioned on the giving of a bond by the plaintiff in such amount and in such form as the court shall determine.

20. *Expense of removing goods; liability for removal.*

(a) The expense of removal of any goods from the leased premises to any other place for storage pending sale, including the expense of removal of goods which are affixed to the realty, shall be included as a part of the costs of distress.

(b) No liability shall be incurred by any officer for the removal of goods which are affixed to the realty. The officer may require the plaintiff to furnish an indemnity bond to the officer to protect him from any claims for damage or injury to persons or property caused by the officer's removal for purposes of sale of goods which are affixed to the realty.

21. *Answer to petition; hearing; final order of sale.*

(a) The defendant in an action of distress may file an answer to the action, setting forth any defenses he may have to the action, including, but not limited to, excessive rent distrained for, or that the rent sued is not distrainable. Hearing on the defendant's answer