

8-328. Assignment of leases; liability of assignee.

(a) *In case a tenant has assigned a lease for more than three months to an assignee, the assignee shall be liable to distress for any goods on the leased premises as though originally named in the lease as tenant.*

(b) *Any goods of the assignee on the leased premises shall be subjected to the landlord's distress claim to the same extent as though the assignee was originally a tenant. Such liability of goods shall exist regardless of whether the assignment was oral or in writing and regardless of the terms set out in the assignment. The obligation of the assignee of the lease for personal liability shall be restricted to the terms and agreements contained in the assignment of lease. The exercise of any right herein of the landlord against the assignee shall not bar any rights the landlord may have against the assignor.*

8-329. Service of process.

Service of all process by the court following service of the original petition in distress may be made by ordinary mail. All parties and claimants are charged with notice of each step of the proceedings and shall be bound thereby. A claim of nonreceipt of a notice mailed to a party or claimant shall not affect the validity of the order or notice so given by ordinary mail.

8-330. Stay when notice not received.

If the court finds that any notice required under this subtitle to be sent by mail has not been actually received by the person to whom the notice was addressed and that injustice will result therefrom, the court shall order a stay of further proceedings until it is satisfied that such person has had an opportunity to protect his interests.

8-331. Right to appeal; time for taking; trial; stays.

(a) *From any final ORDER or judgment in an action of distress, any aggrieved party shall have the right to appeal to the Baltimore City Court or to the circuit court for the county, as the case may be. The appeal shall be taken within fourteen days from the date of the order or judgment.*

(b) *On appeal the case shall be tried de novo by the court to which appealed. Upon the application of any party to the action for a prompt hearing of the appeal it shall be set for trial as soon as possible. Any party shall have the right to a jury trial of the appeal upon application therefor in accordance with the rules for such cases adopted by the appellate court.*

(c) *An appeal shall not stay or prevent a subsequent distress for rent falling due after the original petition for distress. However, the court shall have power to order a stay of all further proceedings; including those for subsequent rent, upon filing of an adequate appeal bond by the tenant, the principal amount of which shall be within the discretion of the court.*

(d) *An appeal shall not stay execution of a judgment or order unless an approved appeal bond be filed.*