

issue a warrant to the sheriff for the restitution of the possession of said premises as hereinbefore provided; in case of appeal under this section the papers in the case shall be immediately transmitted by the [justice] *District Court* to the appellate court.

6. No judgment for restitution when possessor alleges title in third party.

If the tenant or person in possession shall allege that the title to the premises so leased or demised is disputed and claimed by some person whom he shall name, by virtue of a right or title accruing or happening since the commencement of the said lease or letting, by descent or deed from or by device under the last will or testament of the lessor, and if thereupon the person so claiming shall forthwith appear, or upon a summons to be immediately issued by [said justice] *the District Court* and made returnable within six days next following, shall appear before [said justice] *the court* and shall [.] on oath [to be administered by him,] declare that he verily believes that he is entitled in manner aforesaid to the said premises so leased or demised and shall, with two sufficient securities, enter into bond to the plaintiff, his heirs or assigns in such sum as the [said justice] *court* shall think is a proper and reasonable security to said plaintiff or parties in interest, to prosecute with effect his claim at the next term of the circuit court for the county, or the next term of the Baltimore City Court, as the case may be, then the [said justice] *District Court* shall forbear to give judgment for restitution and costs; provided, that if the said claim shall not be prosecuted as aforesaid, the [said justice] *District Court* shall proceed to give judgment for restitution and costs and issue [his] *its* warrant within ten days after the end of said term of court.

7. To what tenancies applicable; time of notices; removal under writ of certiorari; not applicable in Baltimore City; exception in Montgomery County.

The provision of the preceding sections shall apply to all cases of tenancies from year to year, tenancies by the month and by the week; provided, that in case of tenancies from year to year in the counties, a notice in writing shall be given three months before the expiration of the current year of the tenancy, except that in case of farm tenancies, the notice shall be given six (6) months before the expiration of the current year of the tenancy; and in monthly or weekly tenancies, a notice in writing of one month or one week, as the case may be, shall be so given; and the same proceeding shall apply, so far as may be, to cases of forcible entry and detainer; and the benefit of all such proceedings shall enure to the heirs, executors, administrators, or assigns of the owner of such estate as the case may be. [In case of removal of such proceedings under a writ of certiorari, a sufficient record thereof shall be the original papers with a copy of the judgment and entries by the justice under his hand and seal.] This section, so far as the same relates to notices, shall not apply to Baltimore City. Nothing contained in the laws relating to landlord and tenant contracts, shall be construed as preventing the parties to any such contract, by agreement in writing, from substituting a longer or shorter notice to quit than heretofore required or to waive all such notice, provided the property to which such contract pertains is located in any special taxing area, or incorporated town of Montgomery County.