

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That Section 8-401 of Article - Real Property, of the Annotated Code of Maryland (As enacted by Chapter 12 (S.B. 200) of the 1974 Regular Session of the General Assembly) be and it is hereby repealed and re-enacted, with amendments, to read as follows:

Article - Real Property

8-401.

(a) Whenever the tenant under any lease of property, express or implied, verbal or written, shall fail to pay the rent when due and payable, it shall be lawful for the landlord to have again and repossess the premises so rented.

(b) Whenever any landlord shall desire to have again and repossess any premises to which he is entitled under the provisions of § 8-401(a), he or his duly qualified agent or attorney, shall make his written complaint under oath or affirmation, before the District Court of the county wherein the property is situated, describing in general terms the property sought to be had again and repossessed, and also setting forth the name of the tenant to whom the property is rented [,] [[. PHYSICAL EVIDENCE OF THE METHODS USED TO NOTIFY THE TENANT THE RENT IS DUE AND PAYABLE;]] or his assignee or subtenant with the amount of rent thereon due and unpaid; and praying by warrant to have again and repossess the premises, together with judgment for the amount of rent due and costs. [[A COPY OF A LETTER ADDRESSED TO THE TENANT AT THE TENANT'S LAST KNOWN ADDRESS STATING THE AMOUNT OF RENT DUE AND THE DATE THE AFOREMENTIONED RENT WAS DUE SHALL BE ACCEPTABLE FOR THE PURPOSES OF THIS SECTION.]] The District Court forthwith shall issue its summons, directed to any official of the county entitled to serve process, and ordering him to notify by first class mail the tenant, assignee, or subtenant forthwith [[IN ACCORDANCE WITH RULE 104(B) (2) OF THE MARYLAND RULES OF PROCEDURE]] to appear before the District Court at the trial to be held on the [second] [[[TENTH]]] FIFTH day [except that in Baltimore City the trial shall be held on the fifth day] after the filing of the complaint, TO ANSWER THE LANDLORD'S COMPLAINT to show cause why the prayer of the landlord should not be granted, and the official shall forthwith proceed to serve the summons upon the tenant, assignee or subtenant in the property or upon his known or authorized agent, but if for any reason, neither the tenant, assignee or subtenant, nor his agent, can be found, then the official shall affix an attested copy of the summons conspicuously upon the property, and the affixing of the summons, for purposes of this section shall be conclusively presumed to be a