

and 1974 Supplement) be and it is hereby repealed:

Article - Real Property

8-401.

[(c) If at the trial on the fifth day aforesaid, the District Court judge is satisfied the interests of justice will be better served by an adjournment to enable either party to procure his necessary witnesses, it may adjourn the trial for a period not exceeding one day, except by consent of all parties, the trial may be adjourned for a period exceeding one day, and if at the trial or due adjournment thereof, it appears to the satisfaction of the court before whom the complaint has been made and tried, that the rent or any part of the rent for the property is actually due and unpaid, the court shall give judgment in favor of the landlord for the amount of rent found due, with costs of suit, and shall order that the tenant and all persons claiming or holding by or under the tenant shall yield and render up possession of said premises unto the landlord, or his duly qualified agent or attorney, within two days thereafter; if, however, the tenant, or someone for him, at the trial or due adjournment thereof, tender the rent found to be due and unpaid, together with the costs of the suit, the complaint shall be entered satisfied and no further proceeding shall be had thereunder.]

SECTION 2. AND BE IT FURTHER ENACTED, That new Section 8-401(c) be and it is hereby added to Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1974 Supplement) to read as follows:

Article - Real Property

8-401.

(C) (1) IF, AT THE TRIAL ON THE FIFTH DAY INDICATED IN SUBSECTION (B) OF THIS SECTION, THE COURT IS SATISFIED THAT THE INTERESTS OF JUSTICE WILL BE BETTER SERVED BY AN ADJOURNMENT TO ENABLE EITHER PARTY TO PROCURE HIS NECESSARY WITNESSES, HE MAY ADJOURN THE TRIAL FOR A PERIOD NOT EXCEEDING ONE DAY, EXCEPT THAT IF THE CONSENT OF ALL PARTIES IS OBTAINED, THE TRIAL MAY BE ADJOURNED FOR A LONGER PERIOD OF TIME.

(2) IF, WHEN THE TRIAL OCCURS, IT APPEARS TO THE SATISFACTION OF THE COURT, THAT THE RENT, OR ANY PART OF THE RENT, IS ACTUALLY DUE AND UNPAID, THE COURT SHALL ENTER A JUDGMENT IN FAVOR OF THE LANDLORD FOR THE AMOUNT OF RENT DETERMINED TO BE DUE, TOGETHER WITH COSTS OF THE