

## AN ACT concerning

## Landlord and Tenant - Appeal from District Court

FOR the purpose of granting landlords the right to appeal from the judgment of the District Court in actions where the landlord seeks repossession of the leased premises and rent due on the basis that the tenant has failed to pay rent that is due; and revising the sentence structure of a provision of the Code.

BY repealing and reenacting, with amendments,

Article - Real Property  
Section 8-401(f)  
Annotated Code of Maryland  
(1974 Volume and 1976 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That Section 8-401(f) of Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1976 Supplement) be and it is hereby repealed and reenacted, with amendments, to read as follows:

## Article - Real Property

8-401.

(f) The tenant OR THE LANDLORD may appeal from the judgment of the District Court to the circuit court for any county or the Baltimore City Court, as the case may be, at any time within two days from the rendition of the judgment[; the]. THE tenant, in order to stay any execution of the judgment, shall give a bond to the landlord with one or more sureties, who are owners of sufficient property in the State of Maryland, with condition to prosecute the appeal with effect, and answer to the landlord in all costs and damages mentioned in the judgment, and such other damages as shall be incurred and sustained by reason of the appeal[; the]. THE bond shall not affect in any manner the right of the landlord to proceed against the tenant, assignee or subtenant for any and all rents that may become due and payable to the landlord after the rendition of the judgment.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1977.

Approved May 17, 1977.