

MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

8-401.

(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 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. The District Court [forthwith] shall issue its summons, directed to any ~~official~~ CONSTABLE OR SHERIFF of the county entitled to serve process, and ordering him to notify by first-class mail the tenant, assignee, or subtenant [forthwith] to appear before the District Court at the trial to 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~~ CONSTABLE OR SHERIFF 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~~ CONSTABLE OR SHERIFF 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 sufficient service upon all persons whatsoever, if in addition, the tenant, assignee, or subtenant has also been notified by first-class mail]. THE AFFIXING OF THE SUMMONS UPON THE PROPERTY AFTER DUE NOTIFICATION TO THE TENANT, ASSIGNEE, OR SUBTENANT BY FIRST-CLASS MAIL SHALL CONCLUSIVELY BE PRESUMED TO BE A SUFFICIENT SERVICE TO ALL PERSONS TO SUPPORT THE ENTRY OF A DEFAULT JUDGMENT FOR POSSESSION OF THE PREMISES IN FAVOR OF THE LANDLORD, BUT IT SHALL NOT BE SUFFICIENT SERVICE TO SUPPORT A DEFAULT JUDGMENT IN FAVOR OF THE LANDLORD FOR THE AMOUNT OF RENT DUE AND COSTS.

(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