

(4) THE COURT MAY, UPON PRESENTATION OF A CERTIFICATE SIGNED BY A PHYSICIAN CERTIFYING THAT SURRENDER OF THE PREMISES WITHIN THIS 30-DAY PERIOD WOULD ENDANGER THE HEALTH OR LIFE OF THE RESIDENT OR ANY OTHER OCCUPANT OF THE PREMISES, EXTEND THE TIME FOR SURRENDER OF THE PREMISES AS JUSTICE MAY REQUIRE. HOWEVER, THE COURT MAY NOT EXTEND THE TIME FOR THE SURRENDER OF THE PREMISES BEYOND 45 DAYS AFTER THE TRIAL.

(5) HOWEVER, IF THE RESIDENT, OR SOMEONE FOR HIM, AT THE TRIAL, OR ADJOURNMENT OF THE TRIAL, TENDERS TO THE PARK OWNER THE RENT DETERMINED BY THE COURT TO BE DUE AND UNPAID, TOGETHER WITH THE COSTS OF THE SUIT, THE COMPLAINT AGAINST THE RESIDENT SHALL BE ENTERED AS BEING SATISFIED.

(D) IF JUDGMENT IS GIVEN IN FAVOR OF THE PARK OWNER, AND THE RESIDENT FAILS TO COMPLY WITH THE REQUIREMENTS OF THE ORDER WITHIN 15 DAYS, THE COURT SHALL, AT ANY TIME AFTER THE EXPIRATION OF THE 15 DAYS, ISSUE ITS WARRANT, DIRECTED TO ANY OFFICIAL OF THE COUNTY ENTITLED TO SERVE PROCESS, ORDERING HIM TO CAUSE THE PARK OWNER TO HAVE AGAIN AND REPOSSESS THE PROPERTY BY PUTTING HIM (OR HIS DULY QUALIFIED AGENT OR ATTORNEY FOR HIS BENEFIT) IN POSSESSION THEREOF, AND FOR THAT PURPOSE TO REMOVE FROM THE PROPERTY, BY FORCE IF NECESSARY, THE MOBILE HOME AND ALL ADDITIONS OR ATTACHMENTS OF EVERY DESCRIPTION WHATSOEVER BELONGING TO THE RESIDENT, OR TO ANY PERSON CLAIMING OR HOLDING BY OR UNDER SAID RESIDENT. IF THE PARK OWNER DOES NOT ORDER A WARRANT OF RESTITUTION WITHIN 60 DAYS FROM THE DATE OF JUDGMENT OR FROM THE EXPIRATION DATE OF ANY STAY OF EXECUTION, WHICHEVER SHALL BE THE LATER, THE JUDGMENT FOR POSSESSION SHALL BE STRICKEN.

(E) IN ANY ACTION OF SUMMARY EJECTMENT FOR FAILURE TO PAY RENT WHERE THE PARK OWNER IS AWARDED A JUDGMENT GIVING HIM RESTITUTION OF THE LEASED PREMISES, THE RESIDENT SHALL HAVE THE RIGHT TO REDEMPTION OF THE LEASED PREMISES BY TENDERING IN CASH, CERTIFIED CHECK, OR MONEY ORDER TO THE PARK OWNER OR HIS AGENT ALL PAST DUE RENT AND LATE FEES, PLUS ALL COURT AWARDED COSTS AND FEES, AT ANY TIME BEFORE ACTUAL EXECUTION OF THE EVICTION ORDER. THIS SUBSECTION DOES NOT APPLY TO ANY RESIDENT WHO HAS RECEIVED MORE THAN THREE SUMMONSES CONTAINING COPIES OF COMPLAINTS FILED BY THE PARK OWNER AGAINST THE RESIDENT FOR RENT DUE AND UNPAID IN THE 12 MONTHS PRIOR TO THE INITIATION OF THE ACTION TO WHICH THIS SUBSECTION OTHERWISE WOULD APPLY.

(F) THE RESIDENT OR THE PARK OWNER 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 2 DAYS FROM THE RENDITION OF THE JUDGMENT. THE RESIDENT, IN ORDER TO STAY ANY EXECUTION OF THE JUDGMENT, SHALL GIVE A BOND TO THE PARK OWNER 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 PARK OWNER IN ALL COSTS AND