

(2) In all other cases in the office of the clerk of the circuit court of the county[, or of the Superior Court of Baltimore City,] where the person resides at the time of filing of the notice of lien.

8-322.

(a) Any aggrieved party may appeal from any final order or judgment in an action of distress to the circuit court of the county [or the Baltimore City Court, as the case may be]. The appeal shall be taken within 14 days from the date of the order or judgment.

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 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 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.

8-402.

(b) (2) If upon hearing the parties, or in case the tenant or person in possession shall neglect to appear after the summons and continuance the court shall find that the landlord had been in possession of the leased property, that the said lease or estate is fully ended and expired, that due notice to quit as aforesaid had been given to the tenant or person in possession and that he had refused so to do, the court shall thereupon give judgment for the restitution of the possession of said premises and shall forthwith issue its warrant to the sheriff or a constable in the respective counties commanding him forthwith to deliver to the landlord possession thereof in as full and ample manner as the landlord was possessed of the same at the time when the leasing was made, and shall give judgment for costs against the tenant or person in possession so holding over. Either party shall have the right to appeal therefrom to the circuit court for the county[, or the Baltimore City Court] within ten days from the judgment. If the tenant appeals and files with the District Court an affidavit that the appeal is not taken for delay, and also a good and sufficient bond with one or more securities conditioned that he will prosecute the appeal with effect and well and truly