

(C) AN ACTION UNDER § 4-401 OF THE COURTS ARTICLE TO ABATE A NUISANCE MAY BE BROUGHT AGAINST:

- (1) A TENANT OF THE PROPERTY WHERE THE NUISANCE IS LOCATED;
- (2) AN OWNER OF THE PROPERTY WHERE THE NUISANCE IS LOCATED;

OR

(3) AN OPERATOR OF THE PROPERTY WHERE THE NUISANCE IS LOCATED.

[(c)] (D) (1) An action may not be brought under this section concerning a commercial property until 45 days after the tenant, if any, and owner of record receive notice from a person entitled to bring an action under this section that a nuisance exists.

(2) The notice shall specify:

- (i) The date and time of day the nuisance was first discovered; and
- (ii) The location on the property where the nuisance is allegedly occurring.

(3) The notice shall be:

- (i) Hand delivered to the tenant, if any, and the owner of record; or
- (ii) Sent by certified mail to the tenant, if any, and the owner of record.

[(d)] (E) (1) In addition to any service of process required by the Maryland Rules, the plaintiff shall cause to be posted in a conspicuous place on the property no later than 48 hours before the hearing the notice required under paragraph (2) of this subsection.

(2) The notice shall indicate:

- (i) The nature of the proceedings;
- (ii) The time and place of the hearing; and
- (iii) The name and telephone number of the person to contact for additional information.

[(e)] (F) [The court may issue an injunction or order other equitable relief] A PLAINTIFF IS ENTITLED TO RELIEF UNDER THIS SECTION whether or not an adequate remedy exists at law.

[(f)] (G) (1) IF, AFTER A HEARING, THE COURT DETERMINES THAT A NUISANCE EXISTS, THE COURT MAY ORDER ANY APPROPRIATE INJUNCTIVE OR OTHER EQUITABLE RELIEF.