

restitution of the leased premises, the tenant shall have the right to redemption of the leased premises by tendering in cash, certified check or money order to the landlord 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 tenant [who has received more than three summons containing copies of complaints filed by the landlord against the tenant] AGAINST WHOM MORE--THAN 3 JUDGMENTS OF POSSESSION HAVE BEEN ENTERED for rent due and unpaid in the 12 months prior to the initiation of the action to which this subsection otherwise would apply.

8A-1701.

(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] AGAINST WHOM MORE--THAN 3 JUDGMENTS OF POSSESSION HAVE BEEN ENTERED for rent due and unpaid in the 12 months prior to the initiation of the action to which this subsection otherwise would apply.

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9.9.

(d) The assertion by the tenant, whether made by complaint or answer, shall be conditioned upon the following:

(3)[The tenant has not received more than five (5) summons containing copies of complaints filed by the landlord against the tenant] THE COURT HAS ENTERED AGAINST THE TENANT NOT MORE THAN FIVE JUDGMENTS OF RESTITUTION for rent due and unpaid in the year immediately prior to the initiation of the action by the tenant or by the landlord. If the tenant has lived on the premises six months or less [and has received three (3) summons with copies of complaints] AND THE COURT HAS ENTERED AGAINST THE TENANT THREE JUDGMENTS OF RESTITUTION for rent due and unpaid, the tenant shall not be entitled to make an assertion against the landlord as described in subsection (b) OF THIS SECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1989.

Approved May 25, 1989.