

(3) A community association within whose boundaries the nuisance is located.

(c) (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) (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 within 48 hours of filing the complaint 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.

~~(d)~~ (E) The court may issue an injunction or order other equitable relief whether or not an adequate remedy exists at law.

~~(e)~~ (F) (1) Notwithstanding any other provision of law, and in addition to or as a component of any remedy ordered under subsection ~~(d)~~ (E) of this section, the court, after a hearing, may order a tenant with knowledge of the existence of the nuisance to vacate the property within 72 hours.

(2) The court, after a hearing, may grant a judgment of restitution or the possession of the property to the owner if:

(i) The owner and lessee are parties to the action; and

(ii) A tenant has failed to obey an order under subsection ~~(d)~~ (E) of this section or paragraph (1) of this subsection.