

(2) (i) The administrative judge of any district may stay the execution of a warrant of restitution, from day to day, in the event of extreme weather conditions.

(ii) When a stay has been granted under this paragraph, the execution of the warrant of restitution for which the stay has been granted shall be given priority when the extreme weather conditions cease.

†(e) In any action of summary ejectment for failure to pay rent where the landlord is awarded a judgment giving him 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, AS DETERMINED BY THE COURT UNDER SUBSECTION (C) OF THIS SECTION, 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 against whom 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.‡

~~(E) (1) IN ANY ACTION OF SUMMARY EJECTION EJECTMENT FOR FAILURE TO PAY RENT WHERE THE LANDLORD IS AWARDED A JUDGMENT GIVING THE LANDLORD RESTITUTION OF THE LEASED PREMISES, THE TENANT SHALL HAVE THE RIGHT OF REDEMPTION OF THE LEASED PREMISES, AT ANY TIME BEFORE ACTUAL EXECUTION OF THE EVICTION ORDER, BY TENDERING IN CASH, CERTIFIED CHECK, OR MONEY ORDER TO THE LANDLORD OR THE LANDLORD'S AGENT ALL RENT AND LATE FEES THAT ARE DUE AS OF THE DATE OF REDEMPTION, INCLUDING:~~

~~(I) RENT AND LATE FEES, AS DETERMINED BY THE COURT UNDER SUBSECTION (C) OF THIS SECTION;~~

~~(II) RENT AND LATE FEES ACCRUING AFTER THE DATE OF THE DETERMINATION, AS CALCULATED BY THE LANDLORD ACCORDING TO THE PER DIEM RATE SET UNDER SUBSECTION (C) OF THIS SECTION AS INDICATED IN THE JUDGMENT RENDERED UNDER SUBSECTION (C) OF THIS SECTION; AND~~

~~(III) ALL COURT COSTS AND FEES.~~

~~(2) FOR PURPOSES OF DETERMINING THE AMOUNT OF RENT AND LATE FEES DUE ON THE DATE OF REDEMPTION, IF THE TENANT PRODUCES A VALID WRITTEN RECEIPT, THE TENANT SHALL BE GIVEN CREDIT FOR ANY PAYMENTS MADE AFTER THE DATE OF THE DETERMINATION. IF THE LANDLORD QUESTIONS THE VALIDITY OF THE TENANT'S WRITTEN RECEIPT, THE AMOUNT NECESSARY TO REDEEM THE PREMISES SHALL BE DETERMINED BY THE COURT, UPON A MOTION OF THE LANDLORD.~~

~~(3) THIS SUBSECTION DOES NOT APPLY TO ANY TENANT AGAINST WHOM THREE JUDGMENTS OF POSSESSION HAVE BEEN ENTERED FOR RENT AND LATE FEES DUE AND UNPAID AT THE SAME PREMISES IN THE 12 MONTHS PRIOR TO THE INITIATION OF THE ACTION TO WHICH THIS SUBSECTION OTHERWISE WOULD APPLY.~~

(f) The tenant or the landlord may appeal from the judgment of the District Court to the circuit court for any county at any time within 4 days from the rendition of