

~~(2) ORDERING THE LANDLORD, BY WHATEVER MEANS NECESSARY, TO IMMEDIATELY PERMIT THE TENANT TO RESUME OCCUPANCY, AND~~

~~(3) AWARDING AN ABATEMENT OF ANY RENT THAT MAY BE DUE OR MAY BECOME DUE.~~

~~(4) A TENANT AGGRIEVED BY ANY OF THE ACTS DESCRIBED IN SUBSECTION (A) OF THIS SECTION MAY SEEK RELIEF UNDER THIS SECTION AND ANY OTHER APPLICABLE LAW.~~

8-403.

(A) If the court in any case brought [ pursuant to § 8-401 or § 8-402 ] UNDER § 8-401, § 8-402, OR § 8-402.3 OF THIS SUBTITLE orders an adjournment of the trial for a longer period than provided for in the section under which the case has been instituted, the tenant or [ anyone holding under him ] THE PERSON IN POSSESSION shall pay [ all rents due and as they come due ] into the court exercising jurisdiction in the case AN AMOUNT AND IN THE MANNER DETERMINED BY THE COURT TO BE APPROPRIATE AS SPECIFIED IN § 8-118 OF THIS TITLE OR, IN THE CASE OF WRONGFUL DETAINER, § 8-118.1 OF THIS TITLE.

(B) However, the court may order [ the ] A tenant to pay rents due and as come due into an administrative agency of any county which is empowered by local law to hold rents in escrow pending investigation and disposition of complaints by tenants; the court also may refer that case to the administrative agency for investigation and report to the court. [ A tenant shall pay into the court the amount of rent ]

(C) THE PAYMENT INTO THE COURT SHALL BE due ~~on or~~ before the date to which the trial is adjourned or within [ seven ] 5 days after adjournment if the trial is adjourned more than [ seven ] 5 days, or to the administrative agency within [ seven ] 5 days after the court has ordered the rent paid into an administrative agency.

(D) If [ the tenant fails to pay rent due within this period, or as it comes due ], ON MOTION OF THE PLAINTIFF AND AFTER HEARING, THE COURT DETERMINES THAT THE PAYMENT WAS NOT MADE AS ORDERED BY THE COURT AND THAT THERE IS NO LEGAL JUSTIFICATION FOR THE FAILURE TO PAY, the court, [ on motion of the landlord, ] shall give judgment in favor of the [ landlord ] PLAINTIFF and issue a warrant for possession in accordance with the provisions of [ § 8-401(c) and (d) ] THE SECTION UNDER WHICH THE CASE IS BROUGHT.

8-404.

(A) IN THIS SECTION, "CLAIMANT" MEANS THE PERSON IDENTIFIED BY A TENANT OR PERSON IN POSSESSION AS SOMEONE WHO CLAIMS TITLE TO THE PROPERTY LEASED OR POSSESSED BY THE TENANT OR PERSON IN POSSESSION.

(B) (1) IN ANY ACTION BROUGHT UNDER § 8-401, § 8-402, OR § 8-402.3 OF THIS SUBTITLE, IF THE TENANT OR PERSON IN POSSESSION SHALL ALLEGE THAT THE TITLE TO THE PROPERTY IS DISPUTED AND IN THE CASE OF A LEASE, THAT TITLE IS CLAIMED BY A CLAIMANT WHOM THE TENANT SHALL NAME, BY VIRTUE OF A RIGHT OR TITLE ACCRUING OR HAPPENING SINCE THE COMMENCEMENT OF THE LEASE, BY DESCENT OR DEED FROM OR BY DEVISE UNDER THE LAST WILL OR