

(III) IF THE LANDLORD ORDERS A WARRANT OF RESTITUTION BUT TAKES NO ACTION ON THE WARRANT WITHIN 60 DAYS FROM THE LATER OF THE DATE THE COURT ISSUES THE ORDER FOR THE WARRANT OR THE DATE AS OTHERWISE EXTENDED BY THE COURT:

1. THE WARRANT OF RESTITUTION SHALL EXPIRE AND THE JUDGMENT FOR POSSESSION SHALL BE STRICKEN; AND

2. THE JUDGMENT SHALL BE APPLIED TO THE NUMBER OF JUDGMENTS NECESSARY TO FORECLOSE A TENANT'S RIGHT TO REDEMPTION OF THE LEASED PREMISES AS ESTABLISHED IN SUBSECTION (E)(2) OF THIS SECTION UNLESS THE COURT IN ITS DISCRETION DETERMINES THAT THE JUDGMENT MAY NOT APPLY FOR PURPOSES OF SUBSECTION (E)(2) OF THIS SECTION.

(2) (i) The administrative judge of any district may stay the execution of a warrant of restitution of a residential property, 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 and completed within 3 days after the extreme weather conditions cease.

(e) (1) **[In] SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, IN** any action of summary ejection 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 to redemption of the leased premises by tendering in cash, certified check or money order to the landlord or the landlord's agent all past due amounts, 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.

(2) 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.

(f) (1) 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 the judgment.

(2) The tenant, in order to stay any execution of the judgment, shall give a bond to the landlord with one or more sureties, who are owners of sufficient property in the State of Maryland, with condition to prosecute the appeal with effect,