

(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, and answer to the landlord in all costs and damages mentioned in the judgment, and other damages as shall be incurred and sustained by reason of the appeal.

(3) The bond shall not affect in any manner the right of the landlord to proceed against the tenant, assignee or subtenant for any and all rents that may become due and payable to the landlord after the rendition of the judgment.

8-405.

(A) IF A TENANT UNDER A LEASE DIES INTESTATE AND WITHOUT NEXT OF KIN, THE LANDLORD MAY BRING AN ACTION FOR SUMMARY EJECTMENT UNDER § 8-401 OF THIS SUBTITLE AGAINST THE TENANT NAMED IN THE LEASE ~~REGARDLESS OF~~ NOTWITHSTANDING THE TENANT'S DEATH.

(B) THE LANDLORD SHALL CERTIFY TO THE COURT IN THE WRITTEN COMPLAINT REQUIRED UNDER § 8-401(B)(1) OF THIS SUBTITLE THAT, TO THE BEST OF THE LANDLORD'S KNOWLEDGE, THE TENANT IS DECEASED, INTESTATE, AND WITHOUT NEXT OF KIN.

(C) PROPERTY OR INCOME FROM PROPERTY THAT A LANDLORD HOLDS FOR A DECEASED, INTESTATE TENANT WITHOUT NEXT OF KIN SHALL BE PRESUMED ABANDONED IN ACCORDANCE WITH TITLE 17 OF THE COMMERCIAL LAW ARTICLE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2008.

Approved by the Governor, May 13, 2008.