

adjournment to enable either party to procure his necessary witnesses, he may adjourn the trial for a period not exceeding one day, except by consent of all parties, and if at said trial or due adjournment thereof as aforesaid, it shall appear to the satisfaction of the Justice of the Peace before whom said complaint has been made and tried as aforesaid, that the rent or any part of the rent for said premises is actually due and unpaid, then the said Justice of the Peace shall give judgment in favor of said lessor for the amount of rent found due, with costs of suit, and shall order that said tenant and all persons claiming or holding by or under said tenant shall yield and render up possession of said premises unto said lessor, or unto his duly qualified agent or attorney within two days thereafter; provided, however, that if the said tenant, or some one for him, shall at said trial or due adjournment thereof as aforesaid, tender the rent found to be due and unpaid, together with the costs of said suit, the said complaint shall be entered satisfied and no further proceedings shall be had thereunder.

1888, ch. 487. 1890, ch. 327. P. L. L. (1888). Art. 4, sec. 638.

654. In case judgment shall be given in favor of said lessor in the manner aforesaid, and the tenant shall fail to comply with the requirements of the said order within two days aforesaid, the said Justice of the Peace shall, on or at any time after the expiration of said two days, issue his warrant, directed to any constable of the City of Baltimore, that the lessor may elect, ordering him to cause said lessor to have again and repossess said premises by putting him (or his duly qualified agent or attorney for his benefit) in possession thereof, and for that purpose to remove from said premises, by force if necessary, all the furniture, implements, tools, goods, effects or other chattels of every description whatsoever belonging to said tenant, or to any person claiming or holding by or under said tenant.

1888, ch. 487. 1890, ch. 327. P. L. L. (1888). Art. 4, sec. 639.

655. The tenant may appeal from the judgment of the Justice of the Peace to the Baltimore City Court, at any time within two days from the rendition of such judgment; the tenant in order to stay any execution of the judgment, shall give a bond to the landlord with one or more securities, who are owners of sufficient leasehold or real estate in Baltimore City, with condition to prosecute the appeal with effect, and answer to the landlord, his executors, administrators, in all costs and damages mentioned in the judgment, and such other damages as shall be incurred and sustained by reason of said appeal; the aforesaid bond shall not affect in any manner the right of the lessor to proceed against said tenant, assignee or under tenant for any and all rents that may become due and payable to the lessor after the rendition of said judgment.

Appeals from Judgments of Justices of the Peace. From a judgment rendered under the Act 1888, ch. 487, an appeal will lie to the Baltimore City Court.

Stewart v. Duvall, Daily Record, March 7, 1889.

In connection with section 655, see Knell v. Briscoe, 49 Md. 420.