
By: **Delegate Krysiak**

Introduced and read first time: February 10, 2000

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Landlord Tenant**

3 FOR the purpose of conforming certain provisions of law to provisions that describe a
4 judicial proceeding involving a landlord and a tenant; authorizing the court to
5 enter certain judgments against a tenant for failure to pay rent and late fees in
6 a landlord and tenant proceeding; and generally relating to landlord and tenant
7 proceedings.

8 BY repealing and reenacting, with amendments,
9 Article - Courts and Judicial Proceedings
10 Section 4-401(4)
11 Annotated Code of Maryland
12 (1998 Replacement Volume and 1999 Supplement)

13 BY repealing and reenacting, with amendments,
14 Article - Real Property
15 Section 8-401(c)(2)(ii)
16 Annotated Code of Maryland
17 (1996 Replacement Volume and 1999 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
19 MARYLAND, That the Laws of Maryland read as follows:

20 **Article - Courts and Judicial Proceedings**

21 4-401.

22 Except as provided in § 4-402 of this subtitle, and subject to the venue
23 provisions of Title 6 of this article, the District Court has exclusive original civil
24 jurisdiction in:

25 (4) An action involving landlord and tenant, distraint, or [forcible entry
26 and] WRONGFUL detainer, regardless of the amount involved;

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Article - Real Property

2 8-401.

3 (c) (2) (ii) 1. If the trial does not occur within the time specified in
4 subsection [(b)(2)] (B)(3)(I) of this section and the [landlord so requests] TENANT HAS
5 NOT BECOME CURRENT SINCE THE FILING OF THE COMPLAINT, the court, IF THE
6 COMPLAINT SO REQUESTS, shall [determine the amount of rent and late fees due as
7 of the date of judgment, including rent accruing after the filing of the complaint and
8 including the late fees claimed to be due when the complaint was filed and] enter a
9 judgment in favor of the landlord for possession of the premises AND DETERMINE THE
10 RENT AND LATE FEES DUE AS OF THE TRIAL DATE.

11 2. THE DETERMINATION OF RENT AND LATE FEES SHALL
12 INCLUDE THE FOLLOWING:

13 A. RENT CLAIMED IN THE COMPLAINT;

14 B. RENT ACCRUING AFTER THE DATE OF THE FILING OF THE
15 COMPLAINT;

16 C. LATE FEES ACCRUING IN OR PRIOR TO THE MONTH IN
17 WHICH THE COMPLAINT WAS FILED; AND

18 D. CREDIT FOR PAYMENTS OF RENT AND LATE FEES MADE
19 BY THE TENANT AFTER THE COMPLAINT WAS FILED.

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2000.