

3. C. ALL LOSSES OR DAMAGES OTHER THAN THE FAIR RENTAL VALUE OF THE PROPERTY UP TO THE DAY OF JUDGMENT THAT THE COURT DETERMINED TO BE DUE BECAUSE OF THE DETENTION OF POSSESSION; AND

4. D. THE FAIR RENTAL VALUE OF THE PROPERTY DURING THE PENDENCY OF THE APPEAL.

(3) ON APPLICATION OF EITHER PARTY, THE COURT SHALL SET A HEARING DATE FOR THE APPEAL THAT IS NOT LESS THAN 5 DAYS OR MORE THAN 15 DAYS AFTER THE APPLICATION FOR APPEAL.

(4) NOTICE OF THE ORDER FOR A HEARING SHALL BE SERVED ON THE PARTIES OR THE PARTIES' COUNSELS NOT LESS THAN 5 DAYS BEFORE THE HEARING.

(G) IF THE JUDGMENT OF THE DISTRICT CIRCUIT COURT SHALL BE IN FAVOR OF THE LANDLORD, A WARRANT SHALL BE ISSUED BY THE APPELLATE COURT TO THE SHERIFF, WHO SHALL PROCEED IMMEDIATELY TO EXECUTE THE WARRANT.

8-402.4.

~~(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.~~

~~(2) "LANDLORD" INCLUDES THE LANDLORD'S AGENT.~~

~~(3) (1) "WRONGFUL EVICTION" MEANS ANY ACT BY THE LANDLORD, WITHOUT LEGAL OR COURT AUTHORITY, THAT ACTUALLY OR CONSTRUCTIVELY:~~

~~1. REMOVES A TENANT FROM THE RENTAL PROPERTY, OR~~

~~2. PREVENTS A TENANT'S ACCESS TO THE RENTAL PROPERTY.~~

~~(H) A "WRONGFUL EVICTION" MAY INCLUDE THE LANDLORD'S INTENTIONAL EFFORT TO SIGNIFICANTLY DIMINISH ESSENTIAL SERVICES, SUCH AS GAS, ELECTRICITY, WATER, HEAT OR LIGHT, TO WHICH THE TENANT IS ENTITLED UNDER THE TERMS OF THE TENANCY.~~

~~(B) IN THE EVENT THAT A LANDLORD EXECUTES OR ATTEMPTS TO EXECUTE A WRONGFUL EVICTION OF A RESIDENTIAL TENANT, THE TENANT MAY FILE A COMPLAINT IN DISTRICT COURT. THE COURT SHALL DIRECT THE SHERIFF TO SERVE A COPY OF THE COMPLAINT ON THE LANDLORD WITHIN 3 DAYS OF THE FILING AND THE HEARING SHALL BE HELD ON THE FIFTH DAY AFTER THE FILING.~~

~~(C) (1) UPON THE FILING OF THE COMPLAINT, THE COURT SHALL CONDUCT AN IMMEDIATE EMERGENCY HEARING.~~

~~(2) AT THIS HEARING, THE COURT MAY ISSUE A TEMPORARY ORDER IF THERE ARE REASONABLE GROUNDS TO BELIEVE A WRONGFUL EVICTION HAS OCCURRED AND IT CLEARLY APPEARS THAT IMMEDIATE AND SUBSTANTIAL HARM WILL RESULT TO THE TENANT IN THE ABSENCE OF A TEMPORARY ORDER.~~