

of trust as to the property of the petitioner.

8-317.

Notice of sale of goods under an action of distress shall be given in a newspaper or newspapers published at [lease] LEAST once weekly and having general circulation within the jurisdiction of the court. The notice shall be published at least one time or for such additional number of times as the court may designate. If there is no newspaper meeting the requirements of this section, notice may be made by posting it on the door of the courthouse. The notice of sale shall be published or posted at least seven days in advance of the date of the sale and the sale shall be held not more than 28 days after notice of sale. The notice shall contain the time and location of the sale.

8-323.

(d) When the court shall declare a lease terminated under subsection (a) of this section, the court shall have power on application of the plaintiff to issue its order or judgment of restitution of the premises and shall issue its warrant to the officer commanding him forthwith to deliver to the plaintiff, his heirs, personal representatives and assigns, possession thereof in full and ample manner as set forth in [§ 4-402(b)] § 8-402(B) of this article in cases of tenants holding over. The costs of this action shall be the same as in the case of a tenant holding over.

8-401.

(d) If judgment is given in favor of the landlord, and the tenant fails to comply with the requirements of the order within two days, the court shall, at any time after the expiration of the two days, issue its warrant, directed to any official of the county entitled to serve process, ordering him to cause the landlord to have again and repossess the property by putting him (or his duly qualified agent or attorney for his benefit) in possession thereof, and for that purpose to remove from the property, by force if necessary, all the furniture, implements, tools, goods, effects or other chattels of every description whatsoever belonging to the tenant, or to any person claiming or holding by OR under said tenant.

8-402.

(a)(1) If a tenant under any lease shall unlawfully hold over beyond the termination of the lease, he shall be liable in damages to the landlord as set out in the following [subsection] PARAGRAPHS unless the lease provides some other measure of damages.

(2)(i) Where the leased premises are used by the tenant primarily as the residence of the tenant, his family or someone holding under them, then the measure of damages shall be the landlord's actual damages, but not exceeding double the rent under the lease (apportioned for the duration of the hold-over).

(ii) Where the leased premises are used by the tenant or someone holding under him primarily for nonresidential purposes, the measure of damages shall be double the rent under the lease (apportioned for the duration of the hold-over) or double the rental value of the premises (apportioned for such period), whichever is higher; provided, however, that if the landlord fails specifically to elect the latter measure when he institutes his action against the tenant, the measure shall be doubled the rent under the lease.

(iii) The double rent and double rent value set forth in [subparagraph] SUBPARAGRAPHS (i) and (ii) of this paragraph shall include, and not be in addition to, apportioned rent for the period of hold-over at the rate under the lease.