



DISTRICT COURT OF MARYLAND FOR

City/County

Located at Court Address

Telephone

DRAFT01
HB0102, Ch. 488
EFF. 10/01/2023

Case No.

(1) Plaintiff
Address of Plaintiff
City, State, Zip Telephone Number

vs. (1) Defendant
Address of Defendant
City, State, Zip Telephone Number

(2) Plaintiff
Address of Plaintiff
City, State, Zip Telephone Number

(2) Defendant
Address of Defendant
City, State, Zip Telephone Number

COMPLAINT FOR WRONGFUL DETAINER
(Real Property § 14-132)

Plaintiff alleges that:

- 1. The defendant(s) hold(s) possession of real property known as
2. The defendant is not entitled to possession of the property under the law.
3. The defendant has not been granted possession under a currently valid court order.
4. The plaintiff does not have a remedy under Title 8 of the Real Property article.
5. No other exclusive remedy to recover possession of the property is provided by statute or rule.
6. As a result of the wrongful detainer, the plaintiff has incurred damages of \$ , court costs, and attorney's fees of \$ . (personal service only)

Plaintiff requests

- that this court immediately summons the person(s) in possession to court to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s).
possession of the premises and damages in the amount of \$ plus attorney's fees in the amount of \$ and court costs in the amount of \$ . (personal service only)

Signature of Plaintiff or Attorney
Printed Name
Date
Fax
Attorney Number

Address
City, State, Zip
Telephone
E-mail

MILITARY SERVICE AFFIDAVIT

- Defendant(s) is/are in the military service.
No defendant is in the military service. The facts supporting this statement are:

Specific facts must be given for the court to conclude that each tenant who is a natural person is not in the military.

- I am unable to determine whether or not any defendant is in military service.
Verified through DOD at: scra.dmdc.osd.mil/

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

Date

Signature of Plaintiff or Attorney

WRONGFUL DETAINER SUMMONS

STATE OF MARYLAND, :

To the sheriff /constable:

IT IS ORDERED that you notify by first-class mail and summon, the defendant(s) to appear in the District Court shown above on Date at Time AM PM and to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s), and that if the defendant(s) do(es) not appear, judgment may be entered against the defendant(s) for the relief demanded;

IT IS FURTHER ORDERED that if you are unable to serve the summons on the defendant, or upon the known or authorized agent of the defendant, you are to affix a copy of the summons conspicuously upon the property.

Returnable to this court on or before Date

Date

Clerk

NOTE: Information about available protections for pets during an eviction can be found through the Maryland Department of Agriculture's website at mda.maryland.gov/Pages/Pets-and-eviction.aspx

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. ¿Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. mdcourts.gov/helpcenter. 410 260-1392.

