



DISTRICT COURT OF MARYLAND FOR

Located at \_\_\_\_\_

No. of tenants 1 2 3 4
CASE NUMBER
TRIAL DATE & TIME

DRAFT05
HB0036/SB0100
HB0102, Ch. 488
EFF. 10/01/2023

Landlord \_\_\_\_\_ Affixed on Premises \_\_\_\_\_
Address \_\_\_\_\_ Date \_\_\_\_\_
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Mailed to Tenant

Constable/Sheriff

Served on Party:

Date \_\_\_\_\_ Date \_\_\_\_\_

Is the landlord required by law to be licensed/registered in order to operate this premises as a rental property? Yes No. If so, is the landlord currently licensed/registered? Yes No. License/Registration number if applicable: \_\_\_\_\_

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)

1. The property is described as: \_\_\_\_\_, Maryland.

2. Is the landlord/property required by law to be, and currently, licensed/registered in order to operate this premises as a rental property? Yes No. If Yes, provide License/Registration number and expiration date. If No, (property is): Yes, but unlicensed because: exempt; from applicable local rental licensing requirements; or unlicensed for of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); or other: reason property is not currently licensed: \_\_\_\_\_

3. The property: is affected property under § 6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required; and its MDE inspection certificate number, \_\_\_\_\_, is valid for the current tenancy; or owner is unable to state Certificate No. because: property is exempt tenant refused access or to relocate/vacate during for remedial work. The property is not affected.

4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.

5. This is not is not a government subsidized tenancy § 8 other. Tenant is responsible to pay the following amount of rent: \$ \_\_\_\_\_ due on the \_\_\_\_\_ of the \_\_\_\_\_ week \_\_\_\_\_ month, which has not been paid or reduced to judgment. As of today, rent is due for the \_\_\_\_\_ weeks \_\_\_\_\_ months of \_\_\_\_\_ in the total amount of \$ \_\_\_\_\_ less tenant payments of \$ ( \_\_\_\_\_ ) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3. \$ \_\_\_\_\_ Net Rent. Late charges accruing in or prior to the month in which the complaint was filed for the \_\_\_\_\_ weeks \_\_\_\_\_ months of \_\_\_\_\_ are due in the amount of \$ \_\_\_\_\_

6. SUBTOTAL \$ \_\_\_\_\_

7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ \_\_\_\_\_

8. TOTAL \$ \_\_\_\_\_

9. The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: \_\_\_\_\_

All the tenants on the lease are listed above. At least one tenant is in the military service. No tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_

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

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on \_\_\_\_\_ by \_\_\_\_\_ first-class mail - mail service certificate of mailing \_\_\_\_\_ affixed to door of the leased property \_\_\_\_\_ delivered electronically. Date \_\_\_\_\_

I do solemnly affirm under the penalty penalties of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

Print Name of Signer (Landlord/Attorney/Agent) \_\_\_\_\_ Signature of Landlord/Attorney/Agent \_\_\_\_\_ Attorney Number / Party # \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

Fax \_\_\_\_\_ Continued to \_\_\_\_\_ Request of \_\_\_\_\_ E-mail \_\_\_\_\_ Reason \_\_\_\_\_

DISPOSITION
The following parties appeared on final trial date: Landlord Landlord's Agent/Attorney Tenant1 Tenant 2 Tenant 3 Tenant 4 Tenant's Attorney
Judgment in favor of landlord for possession of the premises and costs
Rent due and unpaid: \$ \_\_\_\_\_ minus utility credits of \$ \_\_\_\_\_ under PU § 7-309 / RP § 8-212.3
Net due and unpaid: \$ \_\_\_\_\_ by: Default Trial Consent No right of redemption
Money judgment for \$ \_\_\_\_\_ plus costs against tenant #1 #2 #3 #4
Voluntary dismissal by: Landlord Stipulation of parties
Case Dismissed Landlord FTA No party appeared Other:
Judgment for tenant
If applicable: Landlord has violated Real Prop., RP § 8-216(b) Actual Damages of \$ \_\_\_\_\_ Reasonable Attorney's Fees of \$ \_\_\_\_\_ and costs

Execution stayed until \_\_\_\_\_
Execution stayed by filing an approval appeal bond in the amount of \$ \_\_\_\_\_

Judge \_\_\_\_\_ ID Number \_\_\_\_\_ Date \_\_\_\_\_

SUMMONS
To the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.

Judge/Clerk \_\_\_\_\_ Date \_\_\_\_\_



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Landlord
Address
City
Tenants
Address
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Affixed on Premises
Date
Mailed to Tenant
Constable/Sheriff
Served on Party:

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)

- 1. The property is described as:
2. Is the landlord/property required by law to be, and currently, licensed/registered in order to operate this premises as a rental property?
3. The property: is affected property under § 6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required; and its MDE inspection certificate number, is valid for the current tenancy; or owner is unable to state Certificate No. because:
4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This is not a government subsidized tenancy
6.
7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of
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9. The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months:
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I do solemnly affirm under the penalty penalties of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

Print Name of Signer (Landlord/Attorney/Agent)
Signature of Landlord/Attorney/Agent
Attorney Number / Party #
Date
Address
E-mail
Telephone

Continued to
Request of
Reason
1. The property is described as:

SUMMONS

TO the sheriff of this county/constable of this court:
You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.



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 City \_\_\_\_\_ Zip \_\_\_\_\_  
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 ③ \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Affixed on Premises \_\_\_\_\_  
 Date \_\_\_\_\_  
 Mailed to Tenant  
 \_\_\_\_\_  
 Constable/Sheriff \_\_\_\_\_  
 Served on Party: \_\_\_\_\_

**FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)**

- The property is described as: \_\_\_\_\_, Maryland.
- Is the landlord/property required by law to be, and currently, licensed/registered in order to operate this premises as a rental property?  Yes  No. If so, is the landlord currently licensed/registered  Yes  No. License/Registration number if applicable: \_\_\_\_\_
- The property:  is affected property under § 6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required; and its MDE inspection certificate number, \_\_\_\_\_, is valid for the current tenancy; or  owner is unable to state Certificate No. because:  property is exempt  tenant refused access or to relocate/vacate during for remedial work.  The property is not affected.
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- This  is not  is a government subsidized tenancy  § 8  other. Tenant is responsible to pay the following amount of rent: \$ \_\_\_\_\_ due on the \_\_\_\_\_ of the  week  month, which has not been paid or reduced to judgment. As of today, rent is due for the  weeks  months of \_\_\_\_\_ in the total amount of \$ \_\_\_\_\_ less tenant payments of \$ ( \_\_\_\_\_ ) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3. \$ \_\_\_\_\_ Net Rent. Late charges accruing in or prior to the month in which the complaint was filed for the  weeks  months of \_\_\_\_\_ are due in the amount of \$ \_\_\_\_\_
- ..... SUBTOTAL \$ \_\_\_\_\_
- The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of ..... \$ \_\_\_\_\_
- ..... TOTAL \$ \_\_\_\_\_
- The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: \_\_\_\_\_  
 All the tenants on the lease are listed above.  At least one tenant is in the military service.  No tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_  
 I am unable to determine whether or not any tenant is in the military service.  Verified through DOD at: [sra.dmdc.osd.mil/](mailto:sra.dmdc.osd.mil)
- The tenant is deceased, intestate (not having made a legal will), and without next of kin.
- Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on \_\_\_\_\_ by  first-class mail – mail service certificate of mailing  affixed to door of the leased property  delivered electronically. Date \_\_\_\_\_

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 Address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Continued to \_\_\_\_\_ Request of \_\_\_\_\_ Reason \_\_\_\_\_

**SUMMONS**

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Notice: If judgment for a sum certain was entered, you may file a request that this judgment be recorded.

## NOTICE TO THE TENANT

1. Your landlord has asked the court to evict you for failure to pay rent. Your case will be heard on the date and at the location shown on the ~~other side~~ complaint. Before filing a complaint for failure to pay rent, the landlord ~~is required to~~ **must** provide to the tenant a written notice of the landlord's intent to file a claim in the District Court against the tenant to recover possession of the residential premises if the tenant does not cure (pay rent and ~~other costs late fees~~ due) within **ten (10)** days after the written notice is provided to the tenant. **To request a foreign language interpreter or 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.**

2. If service of process has been made upon you by posting and mailing, only a judgment for possession can be entered against you. However, if you are personally served then a money judgment may also be entered against you.

3. If you have an oral or written lease that requires the landlord to pay the gas or electric bill and you made payment(s) for utility service to a public utility provider and/or a security deposit or fee to open a new utility service account, the amount of those payment(s) can be deducted from the rent due.

4. **The court may include rent that becomes due after the filing of this complaint.** If you have not paid all the money due to your landlord by the trial date, the judge may determine that you owe additional rent that has become due through the date of judgment.

5. If you have paid the rent by the trial date, you should come to court on the trial date with your receipt and ask the court to dismiss the case.

6. If you have a defense or think you do not owe the rent, you should come to court and state the facts. You have a right to bring a lawyer to court with you. **BRING THIS PAPER WITH YOU TO COURT!**

7. If the court enters a judgment for the landlord and orders you to move out, the landlord may, on the fifth business day after the trial date, apply for a warrant for your eviction. Possession of the premises must be given to the landlord, or the landlord's agent or attorney, within **four (4)** business days after the trial.

8. The warrant will be sent to the constable or sheriff who will then schedule an eviction if the rent has not been paid.

9. The court may issue a Warrant of Restitution at any time after **four (4)** business days from the date of judgment.

10. You have a right to pay the amount due at any time until the eviction begins, unless the court has ~~determined foreclosed~~ that **right** because of the number of rent judgments ~~which~~ you have had in the past **twelve (12)** months, ~~you no longer have that right~~. The Warrant of Restitution which the sheriff or constable has will show whether the court has ordered "No Right of Redemption" which means you may not pay the amount due to stop the eviction. The amount you are to pay will be shown on the Warrant of Restitution ~~which the constable or sheriff has~~. The court may issue a Warrant of Restitution at any time ~~after~~ **four (4)** business days ~~from~~ **after** the date of judgment.

11. Except in Baltimore City, the sheriff or constable will meet the landlord at the premises to conduct the eviction. Your personal property may be removed from the premises. The sheriff or constable is not responsible for protecting your property.

12. **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](http://mda.maryland.gov/Pages/Pets-and-eviction.aspx)**

### IN BALTIMORE CITY ONLY

**13. Special notice requirements apply to some evictions.** The landlord must provide notice to the tenant of the first scheduled eviction date in two separate ways:

- Mail the notice to the tenant by **first class mail with a certificate of mailing at least fourteen (14) days** in advance of the first eviction date; and
- **Post the notice on the premises at least seven (7) days** in advance of the first scheduled eviction date.
- The day of mailing or posting is Day 1. Day 14 must be no later than the day before the scheduled date of eviction. Count holidays and weekends.

The tenant may challenge whether the notices were properly sent. If the tenant challenges the notices or if the sheriff has doubt that the notices were properly given, the sheriff will refer the issue to the judge for decision. If the judge determines that the landlord did not comply with the notice requirements, the eviction will be vacated/canceled, and the landlord ~~would be required~~ **will have** to apply for a new Warrant of Restitution. If the notice challenge is determined in the landlord's favor, the sheriff will execute the eviction immediately. **On the day of the eviction when the sheriff returns possession of the property to the landlord, any of the tenant's your personal property left in or around the rental unit is considered abandoned. The tenant has You have no right to the property.** The landlord's only obligation for abandoned property is to properly dispose of it.

- The landlord is strictly prohibited from putting the abandoned property in the street, the sidewalk, alleys, or on any public property. Anyone who illegally dumps abandoned property from an eviction is guilty of a misdemeanor and subject to a penalty of up to \$1,000 for each day of unlawful dumping.
- The landlord may dispose of the abandoned property by transporting it to a licensed landfill or solid waste facility, donating it to charity, or some other lawful means.

### APPEAL

You may file an appeal within **four (4)** business days from the date of the judge's decision by filing a written request with the clerk of the District Court where the case was heard and paying the required appeal costs. (Any Saturday, Sunday or any legal holiday is not counted as part of the four-day time period.) An appeal bond must be posted in order to stay any execution of the judgment. An appeal does not stay the payment of future rent or eviction.

**AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL (NOTICE TO SPANISH SPEAKING INDIVIDUALS)**

Esta es una denuncia por incumplimiento de pago de la renta. La traducción al español de este formulario se encuentra en el Internet en: [mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf](http://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf)

El folleto informativo en español también se encuentra en el Internet en:

[mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.pdf](http://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.pdf)

Usted también podrá llevar este formulario a la Oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte de arriba del reverso de este formulario, y el secretario le entregará una traducción impresa, el folleto en español y proporcionará la asistencia de un intérprete si es necesario. Para obtener información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392 En línea: [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter)

This is a complaint for failure to pay rent. A Spanish translation of this form is available on the Internet at:

[mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf](http://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf)

A Spanish informational brochure is also available online at:

[mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.pdf](http://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.pdf)

You may also take this form to the District Court Clerk's Office at the address at the top on the reverse side of this form and the clerk will provide you with the printed translation, Spanish brochure and Interpreter assistance, if needed. For information about rental assistance programs or about the law that applies to your situation, contact the Court's Help Center. By phone: 410-260-1392 Online: [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter)

DRAFT