

This form is not printable, and cannot be completed online. This is a complex form with signatures needed on various pages. The Court requires the carbonless multi-part form, which is available from any District Court location (Baltimore City Civil forms can be found at Fayette and Gay Street location only). A sample form is provided here so you may see the information needed to complete the carbonless form.

Landlord (Plaintiff) VS. _____
Tenant (Defendant)

Address of Landlord/Attorney _____
Address of Tenant

City, State, Zip Telephone _____
City, State, Zip Telephone _____

COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE
(Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: _____

and occupied by the Defendant as Tenant, under a written lease which expires on _____
Date

2. The lease permits the Landlord to recover the premises if the Tenant breaches the lease. The Tenant is in breach of the lease because _____

_____ (attach second sheet if necessary).

3. The Landlord has given the Tenant 30 days written notice 14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice, dated _____, and a copy of that notice is attached to this complaint.

4. The Tenant or person in actual possession has not vacated the premises.

The Plaintiff asks for an Order of Restitution of the possession of the leased premises and court costs of \$ _____

- All the Tenant(s) 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 military service.
Specific facts must be given for the Court to conclude each Tenant who is a natural person is not in the military.

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

Signature of Landlord/Attorney _____
Address _____

Printed Name _____
Address _____

Date _____ Telephone _____ Fax _____ E-mail _____

SUMMONS

STATE OF MARYLAND, _____, TO WIT:

To the Sheriff of this County/Clerk of this Court, Greetings:

IT IS ORDERED, that you notify, by first class mail and summon the above-named Defendant to appear in the District Court shown above on _____, at _____ M, and to show cause, if any, why restitution of the possession of the property should not be made to the Plaintiff, and that if Defendant does not appear, judgment may be entered against Defendant 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 _____ Judge/ID Number /Clerk _____

NOTICE TO THE TENANT: If there is any rent due, the Landlord may, prior to the trial date shown, file a summary ejectment proceeding for failure to pay rent, and a warrant of restitution (eviction) may issue.

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.



DISTRICT COURT OF MARYLAND FOR

Located at _____ Case No. _____

Court Address

Landlord (Plaintiff) VS. _____
Tenant (Defendant)

Address of Landlord/Attorney _____
Address of Tenant

City, State, Zip Telephone _____
City, State, Zip Telephone

COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE
(Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: _____

and occupied by the Defendant as Tenant, under a written lease which expires on _____
Date

2. The lease permits the Landlord to recover the premises if the Tenant breaches the lease. The Tenant is in breach of the lease because _____

_____ (attach second sheet if necessary).

3. The Landlord has given the Tenant 30 days written notice 14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice dated _____, and a copy of that notice is attached to this complaint.

4. The Tenant or person in actual possession has not vacated the premises.

The Plaintiff asks for an Order of Restitution of the possession of the leased premises and court costs of \$ _____

- All the Tenant(s) on the lease are listed above.
- At least one Tenant is in the military service.
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Specific facts must be given for the Court to conclude each Tenant who is a natural person is not in the military.

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

Signature of Landlord/Attorney _____
Address

Printed Name _____
Address

Date Telephone _____ Fax _____ E-mail _____

SUMMONS

STATE OF MARYLAND, _____, TO WIT:

To the Sheriff of this County/Clerk of this Court, Greetings:

IT IS ORDERED, that you notify, by first class mail and summon the above-named Defendant to appear in the District Court shown above on _____, at _____ M, and to show cause, if any, why restitution of the possession of the property should not be made to the Plaintiff, and that if Defendant does not appear, judgment may be entered against Defendant 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 Judge/ID Number /Clerk

NOTICE TO THE TENANT: If there is any rent due, the Landlord may, prior to the trial date shown, file a summary ejectment proceeding for failure to pay rent, and a warrant of restitution (eviction) may issue.

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SHERIFF/CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to _____, on _____ .
Tenant(s) Date Time

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to _____ on _____ .
Name Title Date Time at Location

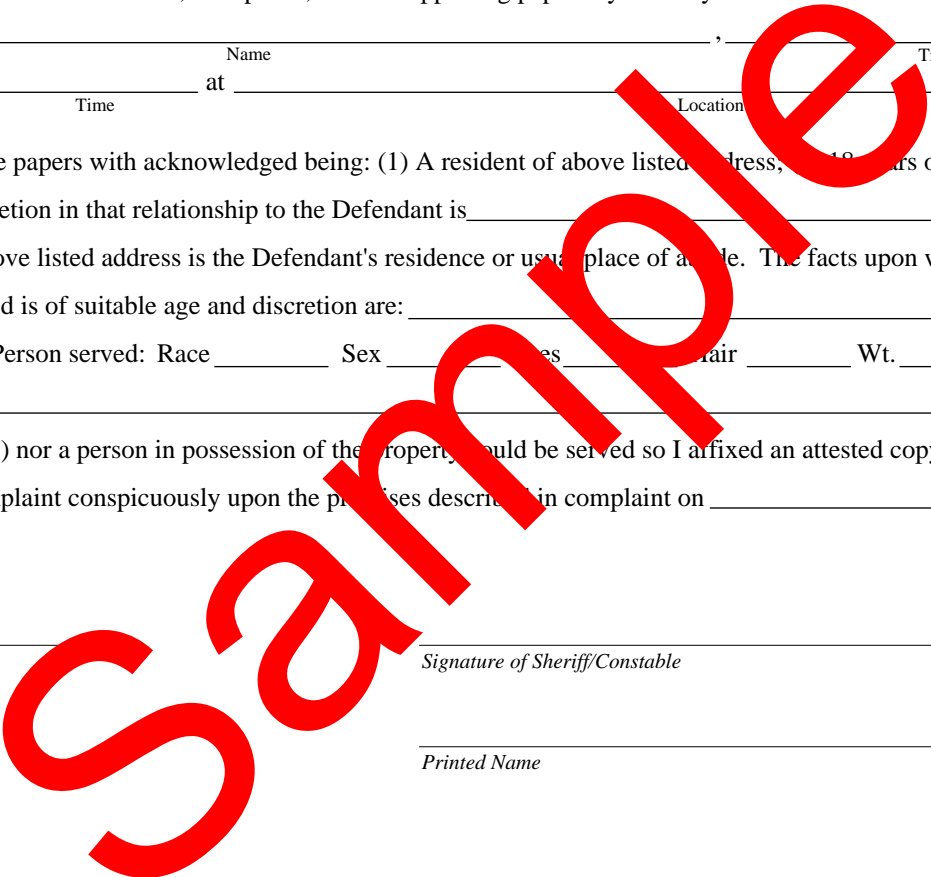
The person I left the papers with acknowledged being: (1) A resident of above listed address, _____ years of age or older; (3) of suitable discretion in that relationship to the Defendant is _____ and that; (4) the above listed address is the Defendant's residence or usual place of abode. The facts upon which I concluded that the individual served is of suitable age and discretion are: _____

Description of the Person served: Race _____ Sex _____ Eyes _____ Hair _____ Wt. _____ Age _____ Other _____

Neither the tenant(s) nor a person in possession of the property could be served so I affixed an attested copy of Writ of Summons and Complaint conspicuously upon the premises described in complaint on _____ .
Date

Date Signature of Sheriff/Constable

Printed Name





DISTRICT COURT OF MARYLAND FOR _____

Located at _____ Court Address Case No. _____

Landlord (Plaintiff) vs. Tenant (Defendant)
Address of Landlord/Attorney Address of Tenant
City, State, Zip Telephone City, State, Zip Telephone

COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE
(Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: _____

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(attach second sheet if necessary).

3. The Landlord has given the Tenant [] 30 days written notice [] 14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice is dated _____, and a copy of that notice is attached to this complaint.

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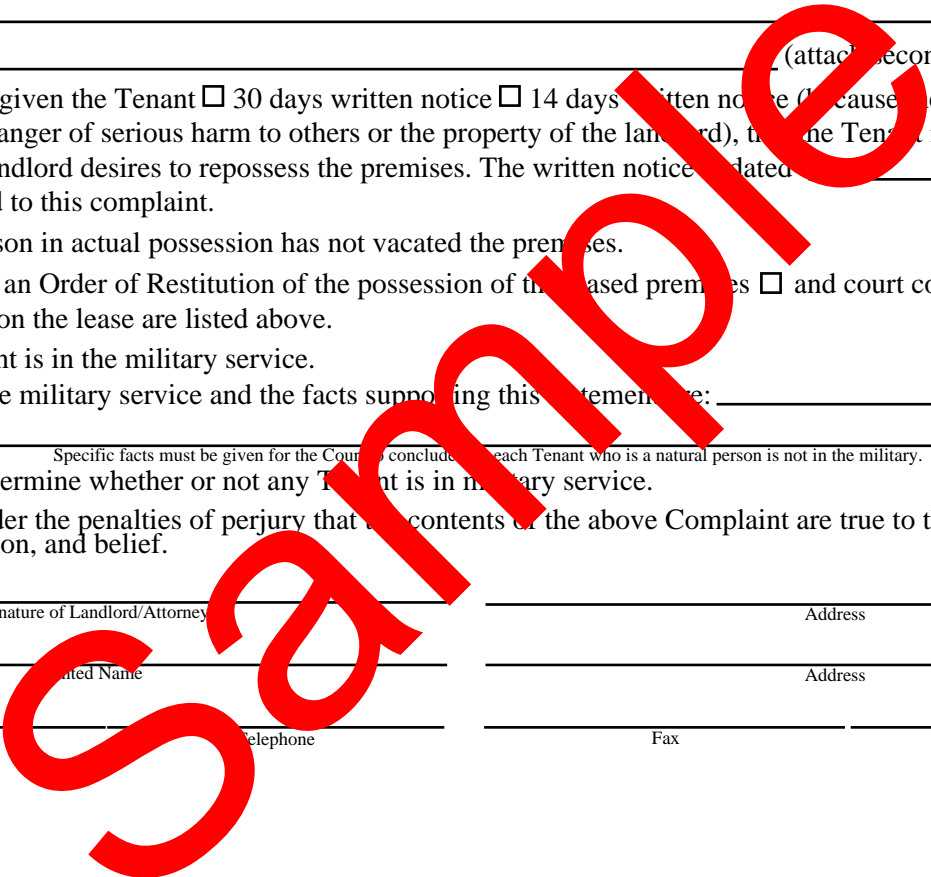
The Plaintiff asks for an Order of Restitution of the possession of the leased premises [] and court costs of \$ _____

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[] At least one Tenant is in the military service.
[] No Tenant is in the military service and the facts supporting this statement are: _____

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

Signature of Landlord/Attorney Address
Printed Name Address
Date Telephone Fax E-mail





DISTRICT COURT OF MARYLAND FOR _____

Located at _____ Court Address Case No. _____

Landlord (Plaintiff) vs. _____
Tenant (Defendant)

Address of Landlord/Attorney _____
Address of Tenant

City, State, Zip Telephone _____
City, State, Zip Telephone _____

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

Signature of Landlord/Attorney _____ Address _____

Printed Name _____ Address _____

Date _____ Telephone _____ Fax _____ E-mail _____

DISPOSITION

The following parties appeared on final trial date: Landlord Tenant 1 Tenant 2 Tenant 3 Tenant 4

- Judgment in favor of Landlord
 - By default After trial By consent
- For possession of the premises described in the complaint
 - and \$ _____ costs.
- Voluntary dismissal by _____
 - Landlord Stipulation of parties

- Case dismissed
 - Landlord FTA No party appeared
 - Other _____
- Judgment for Tenant
 - After trial By consent
- Execution stayed until _____
- Execution stayed by filing an approved appeal bond in the amount of \$ _____

Date Judge ID Number