



DISTRICT COURT OF MARYLAND FOR

Located at _____ Telephone _____ City/County _____
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 HOLDING OVER
(Real Property § 8-402)

The complaint of the plaintiff shows:

- 1. The plaintiff is the landlord of the premises located at:
2. Is the property required to be licensed in order to operate as a rental property?
3. The defendant occupied the premises as a periodic tenant or unlawfully holds the premises after the expiration of the lease.
4. The plaintiff served the defendant on _____, with a written notice (copy is attached), to vacate the premises and to deliver possession to the plaintiff on _____.
5. The plaintiff claims restitution of the possession of the premises and _____ damages of \$ _____.

SCRA INFORMATION

- At least one tenant is in the military service.
No tenant 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 tenant is in the 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.

Signature of Plaintiff or Attorney Attorney Number Address
Printed Name City, State, Zip
Date Telephone Fax E-mail

SUMMONS

STATE OF MARYLAND, _____ :
To the sheriff/constable:

IT IS ORDERED that you notify by first-class mail and summon, the tenant, assignee, or sub-tenant to appear in the District Court shown above on _____ at _____ AM PM and to show cause, if any, why restitution of the possession of the premises should not be made to the plaintiff, together with damages the court may allow, and that if the tenant does not appear, judgment may be entered against the tenant for the relief demanded;

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

Issued on _____, and returnable to this court on or before _____

Date Judge/Clerk ID Number

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 be issued.

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 a 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.

SHERIFF/CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first-class mail to _____, on _____, AM PM.
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 AM PM at Location

The person I left the papers with acknowledged being: (1) a resident of above listed address; (2) 18 years of age or older; (3) of suitable discretion in that the 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 _____ Ht _____ Wt _____ Hair _____ Eyes _____ 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