	RT OF MARYLAND FOR		No. of tenants 1 2 3 4 CASE NUMBER TRIAL DATE & TIME		
E		Affixed	on Premises		
Landlord					
Address		_	Date		
City	State	Zip 🗌 Maile	ed to Tenant		
(] Tenant	(2) Tenant	······································			
3 Tenant	(4) Tenant	Constal	ble/Sheriff		
Address		Served	on Party:		
City	State	Zip			
FAILURE TO PA	Y RENT - LANDLORD'S COM	Date	SION OF REN	Date	
The property is describe	ad as:			, Maryland.	
. Is the landlord required landlord currently licensed	by law to be licensed/registed d/registered Yes No. Licensed/registered	red in order to operate thi ense/Registration number if	Street s premises as a fapplicable:	A rental property? \Box Yes \Box No. If so, is the	
The property: \Box is affected	ed property under §6-801, Envi	ironment Article, its registra	tion with the M	DE is current and its registration has been renewed id for the current tenancy; or \Box owner is unable to ring remedial work. \Box The property is not affected.	
	use \Box property is exempt \Box te landlord who asks for possessi				
. This 🗆 is 🗆 is not a gove	ernment subsidized tenancy. Te	enant is responsible to pay th	e following am	ount of rent: \$ due on the	
As of today, rent is due for	he \Box week \Box month, which h r the \Box weeks \Box months of	as not been paid or reduced	to judgment. in the	total amount of \$less tenant	
payments of \$ (In the charges accruing in of) for utility bills, fees, or prior to the month in which t are due	and security deposits under the complaint was filed for the in the amount of	PU 7-309. he \Box weeks \Box	\$	
				SUBTOTAL \$	
				amount ofTOTAL \$	
The landlord requests the 12 months:	tenant's rights of redemption b	be foreclosed due to prior jud	dgments. List th	e case numbers and judgment dates within the past	
All the tenants on the leas supporting this statement a		Case Numbers & one tenant is in the military acts must be given for the court to conclude		tenant is in the military service and the facts	
I am unable to determin	ne whether or not any tenant	is in the military service.		\Box Verified through DOD at:	
	d, intestate (not having made a			scra.dmdc.osd.mil/	
	tice of Intent to File a Complain nail service certificate of mailir				
		6	1 1 4	best of my knowledge, information, and belief.	
int Name of Signer (Landlord/Attorney/A	ugent)	Signature of Landlord	d/Attorney/Agent	Attorney Number / Party # Date	
ldress				Telephone	
x		E-mail			
ontinued to	Reque	st of	Reason	n	
	DISPOSITION		, TO the	SUMMONS e sheriff of this county/constable of this court:	
he following parties annear		1 I andlord's A cont/Attoms			
	Tenant 3 Tenant 4 Tenant's		You ar	e ordered to notify the tenant, assignee, or subtenant,	
🗆 Tenant1 🗆 Tenant 2 🗖	Tenant 3 Tenant 4 Tenant's rd for possession of the premises ar	s Attorney	You ar their k service	nown or authorized agent, by personal service, if such is requested by the landlord, to appear in the District	
Tenant1 Tenant 2 Judgment in favor of landlor	rd for possession of the premises ar	s Attorney nd costs	You an their k service Court	nown or authorized agent, by personal service, if such e is requested by the landlord, to appear in the District at the trial of this matter to show cause why the deman	
☐ Tenant1 ☐ Tenant 2 ☐ Judgment in favor of landlor ent due and unpaid: \$ et due and unpaid: \$	d for possession of the premises ar ; minus utility credits of \$ by: Default D Trial Co	s Attorney nd costs under PU §7-309 onsent Without the right of redemption	You ar their k service Court of the perform	nown or authorized agent, by personal service, if such is requested by the landlord, to appear in the District at the trial of this matter to show cause why the demai landlord should not be granted. Personal service is to med at the property subject to this complaint or at any	
☐ Tenant1 ☐ Tenant 2 ☐] Judgment in favor of landlor ent due and unpaid: \$ et due and unpaid: \$] Money judgment for \$	d for possession of the premises ar ; minus utility credits of \$ by: Default D Trial Co plus costs against tenant #1	s Attorney nd costs under PU §7-309 onsent Without the right of redemption	You ar their k service Court of the perform	nown or authorized agent, by personal service, if such is requested by the landlord, to appear in the District at the trial of this matter to show cause why the demar landlord should not be granted. Personal service is to med at the property subject to this complaint or at any	
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Tenant1 Tenant 2 Judgment in favor of landlor ent due and unpaid: \$ Money judgment for \$ Voluntary dismissal by: 1 Case Dismissed Landlord Judgment for tenant	d for possession of the premises ar ; minus utility credits of \$ by: Default D Trial Co plus costs against tenant #1 Landlord D Stipulation of parties 1 FTA No party appeared O	s Attorney nd costs under PU §7-309 onsent □ Without the right of redemption □ #2 □ #3 □ #4 □ ther:	You at their k service Court i of the perform other k no per- known and co of this	nown or authorized agent, by personal service, if such b is requested by the landlord, to appear in the District at the trial of this matter to show cause why the demar landlord should not be granted. Personal service is to l med at the property subject to this complaint or at any cnown address. If personal service is not requested, or son to be served is found on the property or at another address, you shall affix an attested copy of the summ mplaint conspicuously on the property that is the subj suit and mail a copy of the summons and complaint to	
Tenant1 Tenant 2 Judgment in favor of landlor ent due and unpaid: \$ et due and unpaid: \$ Money judgment for \$ Voluntary dismissal by: Case Dismissed Landlord Judgment for tenant If applicable: Landlord h	d for possession of the premises ar ; minus utility credits of \$ by: □ Default □ Trial □ Co plus costs against tenant #1 Landlord □ Stipulation of parties 1 FTA □ No party appeared □ Of has violated Real Prop., \$8-216(b)	s Attorney nd costs under PU §7-309 onsent □ Without the right of redemption □ #2 □ #3 □ #4 □ ther:	You at their k service Court of the perform other k no per- known and co of this the ten	nown or authorized agent, by personal service, if such is requested by the landlord, to appear in the District at the trial of this matter to show cause why the demar landlord should not be granted. Personal service is to l med at the property subject to this complaint or at any cnown address. If personal service is not requested, or son to be served is found on the property or at another address, you shall affix an attested copy of the summ mplaint conspicuously on the property that is the subject and, assignce, or subtenant by first-class mail to the	
☐ Judgment in favor of landlor ent due and unpaid: \$ let due and unpaid: \$] Money judgment for \$] Voluntary dismissal by: □ I Case Dismissed □ Landlord] Judgment for tenant] If applicable: □ Landlord h □ Actual Da □ Reasonable	d for possession of the premises ar ; minus utility credits of \$ by: Default D Trial Co plus costs against tenant #1 Landlord D Stipulation of parties 1 FTA No party appeared O	s Attorney nd costs under PU §7-309 onsent □ Without the right of redemption □ #2 □ #3 □ #4 □ ther:	You at their k service Court i of the perforn other k no per known and co of this the ten addres tenant	s specified by the landlord. In the case of a deceased , you are ordered to notify the occupant or next of	
Tenant1 Tenant 2 Judgment in favor of landlor ent due and unpaid: \$ Money judgment for \$ Voluntary dismissal by: Uoluntary dismissal by: I Case Dismissed Landlord Judgment for tenant If applicable: Landlord h Reasonable execution staved until	d for possession of the premises ar ; minus utility credits of \$ by: □ Default □ Trial □ Co plus costs against tenant #1 Landlord □ Stipulation of parties 1 FTA □ No party appeared □ Of has violated Real Prop., \$8-216(b)	s Attorney nd costs under PU §7-309 onsent □ Without the right of redemption □ #2 □ #3 □ #4 □ ther: and costs	You at their k service Court i of the perforn other k no per known and co of this the ten addres tenant	nown or authorized agent, by personal service, if such is requested by the landlord, to appear in the District at the trial of this matter to show cause why the demar landlord should not be granted. Personal service is to l med at the property subject to this complaint or at any mown address. If personal service is not requested, or son to be served is found on the property or at another address, you shall affix an attested copy of the summ mplaint conspicuously on the property that is the subj- suit and mail a copy of the summons and complaint to ant, assignee, or subtenant by first-class mail to the s specified by the landlord. In the case of a deceased	

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			T.	1/	F		D (1/0			

¿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. www.mdcourts.gov/helpcenter. 410 260-1392.

	OURT OF MARYLA	C.	No. of tenants 1 2 3 4 CASE NUMBER		
and the second sec					L DATE & TIME
Landlord			Affixed on Premis	ses	
Address			Date		
City		State Z	^{ip} D Mailed to Tena	ant	
(1) Tenant	(2) Tenant				
(3) Tenant	(4) Tenant		Constable/Sherif	ř	
Address			Served on Party:		
City		State Zij	•	·	
					EAL PROPERTY §8-401)
2. Is the landlord require	ed by law to be licen	Property Name sed/registered in ord	Number S ler to operate this premis	Street Apt. es as a rental property?	\Box Yes \Box No. If so is the
landlord currently licen	ised/registered 🗀 Yes	□ No. License/Regi	stration number if applicab	le:	
3. The property: □ is affe	ected property under §	6-801, Environment A	Article, its registration with	the MDE is current and its is valid for the current ter	s registration has been renewed $ancy$: or \Box owner is unable to
					hancy; or \Box owner is unable to \Box The property is not affected
			property and a judgment for		
					due on the
As of today, rent is due	f the \Box week \Box more for the \Box weeks \Box r	nonths of	en paid or reduced to judgm	in the total amount of \$	less tenan
payments of \$ () for utilit	y bills, fees, and secur	ity deposits under PU §7-3	09. eks 🗆 months	less tenan \$ Net Rent
of		are due in the arr	iount of		\$
6		•••••		SUBI	01AL \$
					\$ OTAL \$
9. The landlord requests the 12 months:	he tenant's rights of re	demption be foreclos	ed due to prior judgments.	List the case numbers and	judgment dates within the past
\Box All the tenants on the l	lease are listed above.	At least one tenan	Case Numbers & Judgment Dat t is in the military service. [☐ No tenant is in the milit	ary service and the facts
\Box I am unable to determ	nine whether or not	Specific facts must be giv any tenant is in the 1	en for the court to conclude that each tena military service.	ant who is a natural person is not in the m	ilitary. Uverified through DOD at
10. \Box The tenant is decea	ased, intestate (not hav	ring made a legal will), and without next of kin.		https://scra.dmdc.osd.mil
			mary Ejectment (Failure to		
•			ed to door of the leased pro		edge, information, and belief.
r do soleniny annin dide	er une penanty of perju	y that the matters and	Tacts set forth above are th	de to the best of my known	eage, information, and bener.
Print Name of Signer (Landlord/Attorned	ey/Agent)		Signature of Landlord/Attorney/Age	ent Attorney N	umber / Party # Date
Address					Telephone
Fax			E-mail		
Continued to				Reason	UMMONS
				TO the sheriff of this count You are ordered to notify the their known or authorized a service is requested by the Court at the trial of this ma of the landlord should not be performed at the property so other known address. If per no person to be served is for known address, you shall a and complaint conspicuous of this suit and mail a copy the tenant, assignee, or sub address specified by the lar tenant, you are ordered to	y/constable of this court: he tenant, assignee, or subtenant agent, by personal service, if suc landlord, to appear in the Distric tter to show cause why the dema be granted. Personal service is to ubject to this complaint or at an rsonal service is not requested, of bund on the property or at another ffix an attested copy of the sum ly on the property that is the sub of the summons and complaint tenant by first-class mail to the bollord. In the case of a decease on otify the occupant or next of the same procedure, if known
				Judge/Cler	k Date

DC-CV-082 (Rev. 01/2022)

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. www.mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT CC	OURT OF MARYLAND FOR		No. of tenants 1 2 3 4 CASE NUMBER		
Contraction of the second s					& TIME
Landlord			Affixed on Premis	ses	
Address			Date		
City	State	Zip	☐ Mailed to Tena	nnt	
(1) Tenant	(2) Tenant				
(3) Tenant	(4) Tenant		Constable/Sherif	<u>r</u>	
Address	~				
City	State	Zip	Served on Party:		
			Date	Date	
FAILURE TO F	PAY RENT - LANDLORD'S CO	MPLAINT FOR RE	EPOSSESSION OF	RENTED PROPERTY (REAL PRO	PERTY §8-401)
. The property is descri	ibed as:	Nur	nber S	street Apt. City es as a rental property? Yes	, Maryland.
landlord currently licen	ised/registered 🗀 Yes 🗀 No. Li	icense/Registration	number if applicab	le:	
. The property: \Box is affe as required, and its MD	ected property under §6-801, Em DE inspection certificate numbers	vironment Article, ed	its registration with	the MDE is current and its registration , is valid for the current tenancy; or cate during remedial work. The pr	on has been renewed \Box owner is unable to
				r the amount determined to be due.	operty is not affected.
This \Box is \Box is not a go	overnment subsidized tenancy. T	[enant is responsib]	le to pay the follow	ing amount of rent: \$	due on the
As of today, rent is due	f the \Box week \Box month, which	has not been paid of	or reduced to judgm	nent. in the total amount of \$	less tenant
payments of \$ (i	for the \Box weeks \Box months of) for utility bills, fee n or prior to the month in which	s, and security depo the complaint was	osits under PU	09. \$\$ eks □ months	
01				\$ SUBTOTAL \$	
The landlord reques	ts rent becoming due after the da	ate of filing, but du	e by the date of trial	l in the amount of $\dots $ \$	
. The landlord requests the landlord request	he tenant's rights of redemption	be foreclosed due	to prior judgments.		dates within the past
All the tenants on the l	ease are listed above. At lease	t one tenant is in th	ase Numbers & Judgment Date military service.	No tenant is in the military service	and the facts
I am unable to deterr	nt are:	facts must be given for the c t is in the military	ourt to conclude that each tena Service.	ant who is a natural person is not in the military. \Box Veri	fied through DOD at:
0. \Box The tenant is decea	ased, intestate (not having made	a legal will), and w	vithout next of kin.	https	s://scra.dmdc.osd.mil/
1	Notice of Intent to File a Compla		•		late
•		-	-	pperty \Box delivered electronically. ue to the best of my knowledge, infor	rmation and belief
·					
rint Name of Signer (Landlord/Attorne	ey/Agent)	Signa	ture of Landlord/Attorney/Age	ent Attorney Number / Party #	Date
Address					Telephone
^{ax} Continued to	Reau	est of	E-mail	Reason	
	Requ		1	SUMMON	
				TO the sheriff of this county/constable. You are ordered to notify the tenant, a their known or authorized agent, by p service is requested by the landlord, to Court at the trial of this matter to show of the landlord should not be granted. performed at the property subject to the other known address. If personal servi-	assignee, or subtenant, o ersonal service, if such appear in the District y cause why the demand
				other known address. If personal servi- no person to be served is found on the known address, you shall affix an atte and complaint conspicuously on the p of this suit and mail a copy of the sum the tenant, assignee, or subtenant by f address specified by the landlord. In t tenant, you are ordered to notify the of the deceased tenant by the same	property of at another sted copy of the summo roperty that is the subje imons and complaint to irst-class mail to the he case of a deceased e occupant or next of k
	Notice: If judgmen		n was entered,		procedure, il Kilowill.
	you may file a requ	lest that this judgr	nent be recorded.	Judge/Clerk	Date

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. www.mdcourts.gov/helpcenter. 410 260-1392.

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. Before filing a complaint for failure to pay rent, the landlord is required to 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 due) within 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 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 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 that because of the number of rent judgments which you have had in the past 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 4 business days from 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.

IN BALTIMORE CITY ONLY

12. Special notice requirements apply to 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 14 days in advance of the first eviction date; and
- Post the notice on the premises at least 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 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 personal property left in or around the rental unit is considered abandoned. The tenant has no right to the property. The landlord's only obligation for abandoned property is to properly dispose of it.

- The landlord is <u>strictly prohibited</u> 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 <u>may dispose of the abandoned property</u> 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 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

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

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

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

A Spanish informational brochure is also available online at:

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 Interpreterassistance, 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