Located at	URT OF MARYLAND FOR			CAS	ants 1 2 3 4 SE NUMBER
				TRIAL	L DATE & TIME
Landlord			Affixed on Premis	es	
Address			Date		
City	State	Zip	— ☐ Mailed to Tena	nt	
City		Σip	□ Maned to Tena	nt	
1 Tenant	② Tenant				
③ Tenant	(4) Tenant		Constable/Sherif		
Address			Served on Party:		
City	State	Zip			
5411 LIDE TO B	AAV DENT I ANDI ODDIO OOM	ADI AINT COD D	Date	Date	
FAILURE TO P	'AY RENT - LANDLORD'S COM	MPLAINT FOR R	EPOSSESSION OF	RENTED PROPERTY (RE	AL PROPERTY §8-401)
l. The property is descri	bed as:	Ni:	ımber S	treet — Ant	, Maryland.
2. Is the landlord require	d by law to be licensed/registe ded/registered □ Yes □ No. Lic	ered in order to (	operate this premise	es as a rental property?   e:	Yes \( \subseteq \text{No. If so, is the} \)
3. The property: $\square$ is affect	cted property under §6-801, Env	ironment Article,	its registration with	the MDE is current and its i	registration has been renewed
state Certificate No. bec	E inspection certificate numbered ause $\square$ property is exempt $\square$ to	enant refused acce	on Certificate No. ess or to relocate/vac	ate during remedial work.	☐ The property is not affected.
	e landlord who asks for possessi				
	vernment subsidized tenancy. To				
of	the week month, which I	nas not been paid	or reduced to judgm	ent.	•
As of today, rent is due:	for the weeks months of for utility bills, fees on or prior to the month in which the are due.	and security den	oosits under PI I 87-30	n the total amount of \$	less tenant
Late charges accruing in	or prior to the month in which t	the complaint was	s filed for the $\square$ week	ks 🗆 months	Net Rent
of	are du	e in the amount o	f	OI IDTO	\$
	s rent becoming due after the da				
	s tent occoming due after the da				
	e tenant's rights of redemption b				
$\Box$ All the tenants on the le	ease are listed above.   At least	one tenant is in the	Case Numbers & Judgment Dat he military service. [	es ☐ No tenant is in the militar	ry service and the facts
supporting this statemen	n are: Specific for not any tenant	acts must be given for the	court to conclude that each tena	nt who is a natural person is not in the mili	
	sed, intestate (not having made a				☐ Verified through DOD at: scra.dmdc.osd.mil/
	otice of Intent to File a Complai	7.		Pay Rent) to the tenant on	
-	affixed to door of the leased pr		•	,	Date
do solemnly affirm under	r the penalty of perjury that the n	natters and facts s	set forth above are tru	e to the best of my knowled	dge, information, and belief.
Print Name of Signer (Landlord/Attorne	y/Agent)	Signa	ature of Landlord/Attorney/Age	nt Attorney Num	nber / Party # Date
Address					Telephone
					1 -
Fax Continued to	Reque	st of	E-mail	Reason	
Somminged to	DISPOSITION	.50 01			MMONS
	ared on final trial date: 🗆 Landlor			ΓO the sheriff of this county,	
	Tenant 3 Tenant 4 Tenant's	•	1	heir known or authorized ag	ent, by personal service, if such
	ord for possession of the premises a		87-309	service is requested by the la Court at the trial of this matte	ndlord, to appear in the District er to show cause why the demand
Net due and unpaid: \$	; minus utility credits of \$ by: Default Trial Co	onsent $\square$ Without t	he right of	of the landlord should not be	granted. Personal service is to b
☐ Money judgment for \$	plus costs against tenant #1	redempti	ion	other known address. If ners	bject to this complaint or at any onal service is not requested, or i
🗆 Voluntary dismissal by: 🗆	Landlord ☐ Stipulation of parties		1	no person to be served is fou known address, you shall aff	nd on the property or at another ix an attested copy of the summo
□ Case Dismissed □ Landlo □ Judgment for tenant	ord FTA   No party appeared   O	nner:	la la	and complaint conspicuously	on the property that is the subje
☐ If applicable: ☐ Landlord	l has violated Real Prop., §8-216(b)		le le	of this suit and mail a copy of	of the summons and complaint to enant by first-class mail to the
☐ Actual I	Damages of \$ble Attorney's Fees of \$	and costs	la la	address specified by the land	lord. In the case of a deceased
Execution staved until			la la	enant, you are ordered to be the the deceased tenant by the	notify the occupant or next of l he same procedure, if known.
execution stayed by filing an	approval appeal bond in the amount	of \$		·	- ′

Judge

2 2 E	OURT OF MARYLAND FOR		No. of tenants 1 2 3 4  CASE NUMBER  TRIAL DATE & TIME
andlord		Affixed on Premise	s
ldress		Date	
ty	State	Zip Mailed to Tenan	ıt.
(1) Tenant	② Tenant		
	<u> </u>		
③ Tenant	(4) Tenant	Constable/Sheriff	
Address	State	Served on Party:	
City	State	Zip Date	Date
The property is descrist the landlord required andlord currently licen. The property:   is affe as required, and its MD tate Certificate No. become the tenant rents from the landlord rent is due to a symmetric and the landlord requests the la	ribed as:  Property Name ed by law to be licensed/registered sed/registered □ Yes □ No. Licens ed/registered □ Yes □ No. Licens et inspection certificate numbered □ eause □ property is exempt □ tenar el landlord who asks for possession evernment subsidized tenancy. Tenar for the □ week □ month, which has for the □ weeks □ months of □ en or prior to the month in which the en eare due in els rent becoming due after the date of the tenant's rights of redemption be forest area.  At least one	Number I in order to operate this premise e/Registration number if applicable ament Article, its registration with to the Inspection Certificate No.  Inspection Certificate No.  It refused access or to relocate/vaca of the property and a judgment for not been paid or reduced to judgment in the security deposits under PU \$7-30 complaint was filed for the weel the amount of	the MDE is current and its registration has been renewed is valid for the current tenancy; or   owner is unable to the during remedial work.   The property is not affected the amount determined to be due.  If a gramount of rent:   or due on the ent.  or the total amount of   less tenant   or service and the facts  No tenant is in the military service and the facts
☐ The tenant is deceated Landlord provided a N by ☐ first-class mail ☐	sed, intestate (not having made a leg lotice of Intent to File a Complaint fo ☐ affixed to door of the leased prope	al will), and without next of kin. or Summary Ejectment (Failure to orty $\square$ delivered electronically.	Date
·			e to the best of my knowledge, information, and belief.
Name of Signer (Landlord/Attorne	zy/Agent)	Signature of Landlord/Attorney/Agen	
ess			Telephone
ntinued to	Request o	E-mail	Reason
		T Y tl ss C o o p o n k a o	SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, neir known or authorized agent, by personal service, if sucleavice is requested by the landlord, to appear in the District court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to the erformed at the property subject to this complaint or at any there known address. If personal service is not requested, or operson to be served is found on the property or at another nown address, you shall affix an attested copy of the summer and complaint conspicuously on the property that is the subject to this suit and mail a copy of the summons and complaint the tenant, assignee, or subtenant by first-class mail to the ddress specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of the deceased tenant by the same procedure, if known.

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 CO Located at	OURT OF MARYLAND FOR	C	No. of tenants 1 2 3 4  CASE NUMBER		
				TRIA	L DATE & TIME
			Affixed on Premis	es	
andlord			Date		
	Chata	Zip	■ Mailed to Tena		
ity	State	Zip	☐ Mailed to Tena	nt	
① Tenant	② Tenant				
3 Tenant	(4) Tenant		Constable/Sherif	f	
Address			Served on Party:		
City	State	Zip			
FAILURE TO	PAY RENT - LANDLORD'S COM	MPI AINT FOR R	Date	Date PROPERTY (R	
		WII LAINT FOR IN	EI GOOLGGION OI	KENTEST KOT EKT (II	,
The property is descr	Property Name		ımber S	treet Apt.	, Maryland.
is the landlord requir	red by law to be licensed/registensed/registered $\square$ Yes $\square$ No. Licensed/registered $\square$	ered in order to o cense/Registration	operate this premise number if applicable	es as a rental property? L le:	☐ Yes ☐ No. If so, is the
The property: $\Box$ is affe	ected property under §6-801, Env	rironment Article,	its registration with	the MDE is current and its	s registration has been renewed
as required, and its MI	DE inspection certificate numbered cause $\square$ property is exempt $\square$ to	dInspection	on Certificate No.	, is valid for the current ter	nancy; or $\square$ owner is unable to
	the landlord who asks for possessi	1 1	, , ,		
	overnment subsidized tenancy. To of the $\square$ week $\square$ month, which l				due on the
s of today, rent is due	e for the $\square$ weeks $\square$ months of	mas not been paid	i reduced to judgin	in the total amount of \$	less tenant
ayments of \$ (	e for the \( \subseteq \text{ weeks } \subseteq \text{ months of } \) \( \subseteq \text{ in or prior to the month in which to } \) \( \subseteq \text{ are due} \)	, and security dep	osits under PU §7-30	09.	\$ Net Rent
f	are du	e in the amount o	f		\$
				SUBT	OTAL \$
-	sts rent becoming due after the da	_			
	4 , , , , , , 1 , , , , , , , , , , , ,				<del>-</del>
2 months:	the tenant's rights of redemption b		1000		
upporting this stateme	lease are listed above.   At least ent are:  Specific f		•		•
I am unable to deter	Specific f mine whether or not any tenant	facts must be given for the is in the militar	court to conclude that each tena y service.	nt who is a natural person is not in the n	ilitary.  ☐ Verified through DOD at:
	ased, intestate (not having made a				scra.dmdc.osd.mil/
-	Notice of Intent to File a Complai		•	Pay Rent) to the tenant or	1 Date
•	☐ affixed to door of the leased pr				
solemnly affirm und	er the penalty of perjury that the n	natters and facts s	set forth above are tru	ue to the best of my knowl	edge, information, and belief.
Name of Signer (Landlord/Attorn	ney/Agent)	Sign	ature of Landlord/Attorney/Age	nt Attorney N	umber / Party # Date
ess					Telephone
			E-mail		
ntinued to	Reque	est of		Reason	
			1	SI	UMMONS
			Ţ	TO the sheriff of this count You are ordered to notify the	y/constable of this court: ne tenant, assignee, or subtenant,
			Į	their known or authorized a	ngent, by personal service, if such landlord, to appear in the District
				Court at the trial of this ma	tter to show cause why the demai
			1	of the landlord should not l	be granted. Personal service is to subject to this complaint or at any
				other known address. If per	sonal service is not requested, or ound on the property or at another
			1  1	no person to be served 1s fo known address, you shall a	oung on the property or at another ffix an attested copy of the summ
			8	and complaint conspicuous	ffix an attested copy of the summ ly on the property that is the subj of the summons and complaint t
			Į.	ine tenant, assignee, or sub	tenant by first-class mail to the
			ļa	address specified by the lar	dlord. In the case of a deceased notify the occupant or next of
	3T .1 TOL 1	c :	le	of the deceased tenant by	the same procedure, if known.
	Notice: If judgment you may file a reque				
	vou may me a redu		en recorded		

you may file a request that this judgment be recorded.

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: https://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf

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

https://www.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: https://mdcourts.gov/helpcenter

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

https://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf

A Spanish informational brochure is also available online at:

https://www.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