

**DISTRICT COURT OF MARYLAND FOR**

City/County

Located at

Court Address

Telephone

Case No.

(1)	Plaintiff	vs.	(1)	Defendant
	Address of Plaintiff			Address of Defendant
	City, State, Zip			City, State, Zip
	Telephone Number			Telephone Number
(2)	Plaintiff		(2)	Defendant
	Address of Plaintiff			Address of Defendant
	City, State, Zip			City, State, Zip
	Telephone Number			Telephone Number

COMPLAINT FOR WRONGFUL DETAINER
(Real Property § 14-132)

Plaintiff alleges that:

- The defendant(s) hold(s) possession of real property known as _____ Address _____.
- The defendant is not entitled to possession of the property under the law.
- The defendant has not been granted possession under a currently valid court order.
- The plaintiff does not have a remedy under Title 8 of the Real Property article.
- No other exclusive remedy to recover possession of the property is provided by statute or rule.
- As a result of the wrongful detainer, the plaintiff has incurred damages of \$ _____, court costs, and attorney's fees of \$ _____. (personal service only)

Plaintiff requests

- ☐ that this court immediately summons the person(s) in possession to court to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s).
- ☐ possession of the premises and damages in the amount of \$ _____ plus attorney's fees in the amount of \$ _____ and court costs in the amount of \$ _____. (personal service only)

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

MILITARY SERVICE AFFIDAVIT

- ☐ Defendant(s) _____ is/are in the military service.
- ☐ No defendant 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 defendant is in 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.

Date

Signature of Plaintiff or Attorney

WRONGFUL DETAINER SUMMONS

To the above-named defendant(s) (person(s) in possession): you are hereby summoned to appear in the District Court shown above on _____ at _____ ☐ AM ☐ PM and to show cause, if any, why possession of the real property described in this Complaint should not be restored to the plaintiff(s).

To the sheriff or constable: You are ordered to personally serve the person(s) in possession with this summons. If the person(s) in actual possession cannot be found after two good faith efforts on different days, then you shall:

- file an affidavit with the court describing the good faith efforts to serve the person(s) in possession;
- mail a copy of the complaint by certified mail, return receipt requested, and by first class mail, to the last known address of the person(s) in actual possession and, if different, to the address of the residential property of the residential property subject to the complaint; and
- affix an attested copy of the summons conspicuously on the property regardless of whether the defendant can be located.

*Service must be made within four (4) business days after the complaint is filed.

NOTE: 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 cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

SHERIFF/CONSTABLE RETURN TO COURT

☐ I personally served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to _____, a person in actual possession of the subject property on: _____ Name _____

_____ Date _____ Time _____ ☐ AM ☐ PM at _____ Location _____

The person I left the papers with acknowledged being: (1) a resident of above listed address; and (2) of suitable age and discretion.

Description of the person served: Race _____ Sex _____ Ht _____ Wt _____ Hair _____ Eyes _____ Age _____

Other _____

☐ A person in actual possession of the property could not be found after two good faith efforts on different days. These good faith efforts consisted of:

Effort (1): _____

Effort

Date

Time

Effort (2): _____

Effort

Date

Time

Further, I mailed a copy of the Summons and Complaint by both certified mail, return receipt requested, and first-class mail, to the last known address of the person(s) in actual possession. If this address is different than the address of the subject property, then I mailed a copy of the Summons and Complaint by both certified mail, return receipt requested, and first-class mail to address of the subject property. I also affixed an attested copy of the summons conspicuously on the subject property on _____ Date _____.

I hereby certify under penalty of perjury that the contents of the aforesaid return are true and correct.

_____ Date _____

_____ Signature of Sheriff/Constable _____

_____ Printed Name _____