

**NOTICE OF INTENT TO FILE A COMPLAINT FOR SUMMARY EJECTMENT (Failure to Pay Rent)
(Real Property Article § 8-401(c))**

Rental Assistance may be available to both Landlords and Tenants.
Visit mdcourts.gov/legalhelp/housing or call 410-260-1392.

FROM: _____
Landlord/Agent

_____ Address _____
_____ City, State, Zip _____ Telephone _____
_____ E-mail Address _____

TO: _____ Tenant (1) _____ Tenant (2) _____
_____ Tenant (3) _____ Tenant (4) _____
_____ Address _____
_____ City, State, Zip _____ Telephone _____
_____ E-mail Address(es) _____

THIS IS NOT A NOTICE OF EVICTION

An action for repossession of the property may be initiated if the total amount listed below is not paid within 10 days after the landlord provides this notice. You have a legal right to dispute the charges.

The past-due rent and late fee amounts claimed by the landlord to be due are:
\$ _____ rent for the months weeks _____ to _____
\$ _____ *late fees for the months weeks _____ to _____
*Due pursuant to the terms of your lease.
\$ _____ *TOTAL

*Does not include other charges related to utilities, services, other fees, fines, and court costs.
At your request, the landlord must promptly provide you an itemized accounting of debits and credits (rental ledger) showing how the landlord came up with the amount they claim you owe.

LANDLORD/AGENT CONTACT INFORMATION
(if different from above)

Phone Number: _____ E-mail: _____
Address: _____


DATE AND METHOD OF PROVIDING NOTICE


This notice is being provided to the tenant by the landlord on _____ by:
Date
 First-class mail – mail service certificate of mailing Affixed to the door of the leased property
 Delivered electronically by: E-mail message Text message Electronic tenant portal

_____ Date _____ Signature of Landlord/Attorney/Agent _____ Attorney Number _____

COURT RESOURCES FOR TENANTS

- Alternative Dispute Resolution (ADR) Office mdcourts.gov/district/adr/home
 - **Mediation** is a widely used dispute resolution process for disputes between landlords and tenants. Mediation is a conversation between the landlord and the tenant that is facilitated by a mediator. Topics discussed in mediation may include: the amount of rent that is due and how and when it might be paid; communication between the landlord and the tenant; a move out date and conditions of moving out; modifying, extending or terminating the lease; and/or, other topics important to the landlord and to the tenant. Mediation is available **before and after a failure to pay rent case is filed** in the District Court of Maryland.
To request mediation, visit mdcourts.gov/district/adr/landlordtenant.
- **Speak with a lawyer for free at a Maryland Court Help Center.** Get legal advice, help with forms, and referrals to rental assistance programs. Visit mdcourts.gov/helpcenter or call 410-260-1392.
- **Find a rental assistance program.** Visit mdcourts.gov/legalhelp/housing.


Free, Online, In Person, By Phone.



Nonprofit Legal Services Organizations – Eviction Help

*These organizations **may** be able to provide legal advice or representation for tenants who qualify.*

<p>Allegany County</p> <p>Allegany Law Foundation 301-722-3390 alleganylaw.com</p> <p>Maryland Legal Aid 301-777-7474 mdlab.org</p>	<p>Baltimore County (Continued)</p> <p>Pro Bono Resource Center 443-703-3053 probonomd.org</p> <p>St. Ambrose Housing Aid Center 410-366-8550 x249 stambros.org</p>	<p>Frederick County</p> <p>Maryland Legal Aid 301-694-7414 mdlab.org</p>	<p>Queen Anne’s County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>
<p>Anne Arundel County</p> <p>Community Legal Services 240-391-6370 clspgc.org</p> <p>Maryland Legal Aid 410-972-2700 mdlab.org</p>	<p>Caroline County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>	<p>Garrett County</p> <p>Maryland Legal Aid 301-777-7474 mdlab.org</p>	<p>St. Mary’s County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p>
<p>Baltimore City</p> <p>Disability Rights Maryland (If eviction is related to disability) 410-727-6352 disabilityrightsmd.org</p> <p>Homeless Persons Representation Project (Public/Subsidized Housing) 410-685-6589 hprplaw.org</p> <p>Maryland Legal Aid 410-951-7750 mdlab.org</p> <p>Pro Bono Resource Center 443-703-3053 probonomd.org</p> <p>Public Justice Center 410-625-9409 publicjustice.org</p> <p>St. Ambrose Housing Aid Center 410-366-8550 x249 stambros.org</p>	<p>Carroll County</p> <p>Maryland Legal Aid 301-694-7414 mdlab.org</p>	<p>Harford County</p> <p>Maryland Legal Aid 410-836-8202 mdlab.org</p>	<p>Somerset County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p>
<p>Baltimore County</p> <p>Maryland Legal Aid 410-427-1800 mdlab.org</p>	<p>Calvert County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p>	<p>Howard County</p> <p>Maryland Legal Aid 410-972-2700 mdlab.org</p>	<p>Talbot County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>
<p>Baltimore County</p> <p>Maryland Legal Aid 410-836-8202 mdlab.org</p>	<p>Cecil County</p> <p>Maryland Legal Aid 410-836-8202 mdlab.org</p>	<p>Kent County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>	<p>Washington County</p> <p>Maryland Legal Aid 301-694-7414 mdlab.org</p>
<p>Baltimore County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p>	<p>Charles County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p>	<p>Montgomery County</p> <p>Maryland Legal Aid 240-314-0373 mdlab.org</p> <p>Montgomery County Bar Foundation 301-424-7651 barmont.org</p> <p>Homeless Person Representation Project 410-387-3126 hprplaw.org</p>	<p>Wicomico County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>
<p>Baltimore County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>	<p>Dorchester County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p>	<p>Prince George’s County</p> <p>Community Legal Services 240-391-6370 clspgc.org</p> <p>Maryland Legal Aid 301-560-2100 mdlab.org</p>	<p>Worcester County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p>