Sample for Reference Purposes Only. Forms have bilingual format for your convenience, but must be completed and filed with the court in English. 表格样本，仅供参考． 为了提供便利，表格采用双语格式，但 向法院提交的表格必须用英语填写。

(案件编号)
TRIAL DATE & TIME
(审判日期和时间)

Landlord (房东)

Address (地址)

City (市) State (州) Zip (邮政编码)

① Tenant (房客) ② Tenant (房客)

③ Tenant (房客) ④ Tenant (房客)

Address (地址)

City (市) State (州) Zip (邮政编码)

Affixed on Premises
(张贴在房屋上)

Date (日期)

☐ Mailed to Tenant
(邮寄给房客)

Constable/Sheriff
(警员/警长)

Served on Party:
(送达给：)

Date (日期) _____ Date (日期) _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY
不付房租 — 房东提出的收回租赁物业申诉
REAL PROPERTY §8-401
《不动产》第 8-401 条

1. The property is described as:
(该物业的描述为：)

Yes (是) No (否)

_____ Property Name (物业名称) _____ Number (号码) _____ Street (街道) _____ Apt. (公寓号码) _____ City (市), Maryland (马里兰州)

2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property? (法律是否要求房东获得许可/注册才能将该房屋作为租赁物业运营？) ☐ Yes (是) ☐ No (否)

If so, is the Landlord currently licensed/registered? (如果是，房东目前是否获得许可/注册？) ☐ Yes (是) ☐ No (否)

License/Registration number if applicable: (许可/注册号码（如适用）：) _____

3. The property: (该物业：) ☐ is affected property under §6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered (根据《环境章程》第 6-801 条规定是受影响物业，目前在马里兰州环境部（MDE）注册，且已按要求续延注册，其马里兰州环境部检查证书号码) _____ Inspection Certificate No. (检查证书号码), is valid for the current tenancy (对目前的租赁有效；); or (或)

☐ owner is unable to state Certificate No. because: (屋主无法出示州证书号码，因为：)
☐ property is exempt (物业享受豁免。)
☐ tenant refused access or to relocate/vacate during remedial work. (在补救工作期间房客拒绝让人进入或拒绝搬迁/搬出。)

☐ The property is not affected. (该物业不受影响。)

4. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.
(房客租住房东的物业，房东要求收回物业，已下达应付数额判决。)

5. This (这) ☐ is (是) ☐ is not (不是) a government subsidized tenancy. (政府补助租赁物业。) Tenant is responsible to pay the following amount of rent: (房客须支付以下数额租金：) $ _____ due on the (应付日期为) _____ of the ☐ week (每周) ☐ month (每月), which has not been paid or reduced to judgment. (该租金尚未支付或减少到判决数额。)

As of today, rent is due for the (迄今为止) ☐ weeks (周) ☐ months (月) of _____
in the total amount of (应付租金总额为) $ _____ less Tenant payments of (根据《公用事业》第 7-309 条规定减去)
$ (_____) for utility bills, fees, and security deposits under PU §7-309. (公用事业账单、杂费和押金房客付款。) .. $ _____ Net Rent (净租金)

Late charges accruing in or prior to the month in which the complaint was filed for the (在为)
☐ weeks (周) ☐ months (月) of _____ are due in the amount of (提交的申诉月份或之前累积的迟付款罚金数额 为) ..... $ _____

6. ..... SUBTOTAL (小计) $ _____

7. ☐ The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of
(房东要求在提交申诉日期后缴纳租金，但到审判日期应付数额为) ..... $ _____

8. ..... TOTAL (总计) $ _____

Case Number:_____
(案例编号)

9. The Landlord requests the Tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: (由于先前的判决，房东要求禁止房客偿还权。列出过去 12 个月内的案件编号和判决日期：)

_____
Case Numbers & Judgment Dates (案件编号和判决日期)

☐ All the Tenants on the lease are listed above. (租约中的所有房客均在上方列出。)
☐ At least one Tenant is in the military service. (至少一名房客在服兵役。)
☐ No Tenant is in the military service and the facts supporting this statement are: (无房客在服兵役，支持本陈述的事实是：)

_____
_____
Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.
(必须向法院提供具体事实，才能断定为自然人的每一名房客均不在服兵役。)

☐ Verified through DOD at:
(通过国防部在以下网站确认：)
https://scra.dmdc.osd.mil/.

☐ I am unable to determine whether or not any Tenant is in the military service.
(我无法确定是否有任何房客在服兵役。)

10. ☐ The Tenant is deceased, intestate (not having made a legal will), and without next of kin.
(房客去世、无遗嘱死亡（未留遗嘱）和无近亲。)

I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.
(我郑重地确认，据我所知所信，以上所列事项和事实真实无误，否则甘愿受作伪证之处罚。)

Print Name of Signer (Landlord/Attorney/Agent) (用大写字母填写签名人姓名（房东/律师/代理人))	Signature of Landlord/Attorney/Agent (房东/律师/代理人签名)	Attorney Bar # / Party # (律师协会代码/当事人代码)	Date (日期)

Address (地址) _____ Telephone (电话) _____

Fax (传真) _____ E-mail (电子邮件) _____

Continued to (继续) _____ Request of (申请) _____ Reason (原因) _____

DISPOSITION (判决)

The following parties appeared on final trial date:
(以下各方在终审日期出庭：)

☐ Landlord (房东) ☐ Landlord's Agent/Attorney (房东的代理人/律师)
☐ Tenant 1 (房客 1) ☐ Tenant 2 (房客 2)
☐ Tenant 3 (房客 3) ☐ Tenant 4 (房客 4) ☐ Tenant's Attorney (房客的律师)

☐ Judgment in favor of Landlord for possession of the premises and costs
(下达支持房东收回房屋和费用的判决)

Rent due and unpaid (应付和未付租金：): $ _____ ; minus utility credits of
(减去公用事业信用) $_____ under PU §7-309 (根据《公用事业》第 7-309 条)
Net due and unpaid (应付和未付净额：) $ _____ , by: (通过以下方法裁决：)

☐ Default (缺席) ☐ Trial (审判) ☐ Consent (同意)

☐ Without the right of redemption (无偿还权)

☐ Money judgment for $ _____ (钱款判决)
plus costs against Tenant (外加向房客收取的费用) #1☐ #2☐ #3☐ #4☐

☐ Voluntary dismissal by: (通过以下方法自愿撤诉：)
☐ Landlord (房东) ☐ Stipulation of parties (各方协议)

☐ Case dismissed (撤销案件) ☐ Landlord FTA (《房东公平交易法案》)
☐ No party appeared (所有各方均未出庭)
☐ Other: (其他：) _____

☐ Judgment for Tenant (作出对房客有利的判决)
If applicable: (如适用：)
☐ Landlord has violated Real Prop., §8-216(b) (房东违反《不动产》第 8-216(b) 条规定)
☐ Recovery of Possession of the Property (恢复物业拥有权)
☐ Actual Damages of (实际损害赔偿金) $ _____
☐ Reasonable Attorney's Fees of (合理律师费) $ _____
and costs (和其他费用)

Execution stayed until (在)_____ (之前暂停执行)

Execution stayed by filing an approved appeal bond in the amount of (通过提交数额为)
$ _____ (的核准上诉保证金暂停执行)

Judge (法官) _____ ID Number (身份证号码) _____ Date (日期) _____

SUMMONS (传票)

TO the Sheriff of this County/Constable of this Court:
(致本县警长/本法院警员：)

You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**
(特此命令您用专人送达方法（如果房东请求采用此种送达方法）通知房客、代理人或转租人或其已知或经授权代理人在本案审判时在地区法院出庭，说明为什么不应当批准房东要求的理由。应当将通知由专人送达本申诉所列物业或任何其他已知的地址。如果未要求专人送达或者物业内或其他已知地址没有人接受专人送达通知，您应当将传票和申诉鉴定副本张贴在构成本诉讼主体物业的醒目之处，并用普通邮件按照房东指定的地址将一份传票和申诉副本邮寄给房客、代理人或转租人。**如果房客去世，特此命令您按照相同的程序通知物业居住者或去世房客的近亲（如知道）。**)

Judge/Clerk (法官/书记官) _____ Date (日期) _____

DISTRICT COURT OF MARYLAND FOR _____
地区法院 — 马里兰州 City/County (市/县)
Located at (地址) _____

No. of tenants (房客人数) 1 2 3 4
CASE NUMBER
(案件编号)
TRIAL DATE & TIME
(审判日期和时间)

Landlord (房东) _____

Address (地址) _____

City (市) _____ State (州) _____ Zip (邮政编码) _____

① Tenant (房客) _____ ② Tenant (房客) _____

③ Tenant (房客) _____ ④ Tenant (房客) _____

Address (地址) _____

City (市) _____ State (州) _____ Zip (邮政编码) _____

Affixed on Premises
(张贴在房屋上)

Date (日期) _____

☐ Mailed to Tenant
(邮寄给房客)

Constable/Sheriff
(警员/警长)

Served on Party:
(送达给：)

Date (日期) _____ Date (日期) _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY
不付房租 — 房东提出的收回租赁物业申诉
REAL PROPERTY §8-401
《不动产》第 8-401 条

1. The property is described as:
(该物业的描述为：)

_____ Property Name (物业名称) _____ Number (号码) _____ Street (街道) _____ Apt. (公寓号码) _____ City (市), Maryland (马里兰州)

2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property? (法律是否要求房东获得许可/注册才能将该房屋作为租赁物业运营？) ☐Yes (是) ☐ No (否)

If so, is the Landlord currently licensed/registered? (如果是，房东目前是否获得许可/注册？) ☐Yes (是) ☐ No (否)

License/Registration number if applicable: (许可/注册号码（如适用）：) _____

3. The property: (该物业：) ☐ is affected property under §6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered (根据《环境章程》第 6-801 条规定是受影响物业，目前在马里兰州环境部（MDE）注册，且已按要求续延注册，其马里兰州环境部检查证书号码) _____ Inspection Certificate No. (检查证书号码),
is valid for the current tenancy (对目前的租赁有效；); or (或)

☐ owner is unable to state Certificate No. because: (屋主无法出示州证书号码，因为：)
☐ property is exempt (物业享受豁免。)
☐ tenant refused access or to relocate/vacate during remedial work. (在补救工作期间房客拒绝让人进入或拒绝搬迁/搬出。)

☐ The property is not affected. (该物业不受影响。)

4. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.
(房客租住房东的物业，房东要求收回物业，已下达应付数额判决。)

5. This (这) ☐ is (是) ☐ is not (不是) a government subsidized tenancy. (政府补助租赁物业。) Tenant is responsible to pay the following amount of rent: (房客须支付以下数额租金：) $ _____ due on the (应付日期为) _____ of the ☐week (每周) ☐ month (每月), which has not been paid or reduced to judgment. (该租金尚未支付或减少到判决数额。)

As of today, rent is due for the (迄今为止) ☐ weeks (周) ☐ months (月) of _____

in the total amount of (应付租金总额为) $ _____ less Tenant payments of (根据《公用事业》第 7-309 条规定减去)
$ (_____) for utility bills, fees, and security deposits under PU §7-309. (公用事业账单、杂费和押金房客付款。) .. $ _____ Net Rent (净租金)

Late charges accruing in or prior to the month in which the complaint was filed for the (在为)

☐ weeks (周) ☐ months (月) of _____ are due in the amount of (提交的申诉月份或之前累积的迟付款罚金数额为) ..... $ _____

6. ..... SUBTOTAL (小计) $ _____

7. ☐ The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of
(房东要求在提交申诉日期后缴纳租金，但到审判日期应付数额为) ..... $ _____

8. ..... TOTAL (总计) $ _____

Case Number: _____
(案例编号)

9. The Landlord requests the Tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: (由于先前的判决，房东要求禁止房客偿还权。列出过去 12 个月内的案件编号和判决日期：)

_____
Case Numbers & Judgment Dates (案件编号和判决日期)

☐ All the Tenants on the lease are listed above. (租约中的所有房客均在上方列出。)
☐ At least one Tenant is in the military service. (至少一名房客在服兵役。)
☐ No Tenant is in the military service and the facts supporting this statement are: (无房客在服兵役，支持本陈述的事实是：)

_____
_____ ☐ Verified through DOD at: (通过国防部在以下网站确认：) https://scra.dmdc.osd.mil/.
Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.
(必须向法院提供具体事实，才能断定为自然人的每一名房客均不在服兵役。)

☐ I am unable to determine whether or not any Tenant is in the military service.
(我无法确定是否有任何房客在服兵役。)

10. ☐ The Tenant is deceased, intestate (not having made a legal will), and without next of kin.
(房客去世、无遗嘱死亡（未留遗嘱）和无近亲。)

I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.
(我郑重地确认，据我所知所信，以上所列事项和事实真实无误，否则甘愿受作伪证之处罚。)

Print Name of Signer (Landlord/Attorney/Agent) (用大写字母填写签名人姓名（房东/律师/代理人))	Signature of Landlord/Attorney/Agent (房东/律师/代理人签名)	Attorney Bar # / Party # (律师协会代码/当事人代码)	Date (日期)

Address (地址) _____ Telephone (电话) _____

Fax (传真) _____ E-mail (电子邮件) _____

Continued to (继续) _____ Request of (申请) _____ Reason (原因) _____

SUMMONS (传票)

TO the Sheriff of this County/Constable of this Court:
(致本县警长/本法院警员：)

You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**
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Judge (法官)	ID Number (身份证号码)	Date (日期)	Judge/Clerk (法官/书记官)	Date (日期)

DISTRICT COURT OF MARYLAND FOR _____
地区法院 — 马里兰州 City/County (市/县)
Located at (地址) _____

No. of tenants (房客人数) 1 2 3 4
CASE NUMBER
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③ Tenant (房客) _____ ④ Tenant (房客) _____

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City (市) _____ State (州) _____ Zip (邮政编码) _____

Affixed on Premises
(张贴在房屋上)

Date (日期) _____

☐ Mailed to Tenant
(邮寄给房客)

Constable/Sheriff
(警员/警长)

Served on Party:
(送达给：)

Date (日期) _____ Date (日期) _____

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REAL PROPERTY §8-401
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1. The property is described as:
(该物业的描述为：)

_____ Property Name (物业名称) _____ Number (号码) _____ Street (街道) _____ Apt. (公寓号码) _____ City (市), Maryland (马里兰州)

2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property? (法律是否要求房东获得许可/注册才能将该房屋作为租赁物业运营？) ☐Yes (是) ☐No (否)
If so, is the Landlord currently licensed/registered? (如果是，房东目前是否获得许可/注册？) ☐Yes (是) ☐No (否)
License/Registration number if applicable: (许可/注册号码（如适用）：) _____

3. The property: (该物业：) ☐ is affected property under §6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered (根据《环境章程》第 6-801 条规定是受影响物业，目前在马里兰州环境部（MDE）注册，且已按要求续延注册，其马里兰州环境部检查证书号码) _____ Inspection Certificate No. (检查证书号码), is valid for the current tenancy (对目前的租赁有效；); or (或)
☐ owner is unable to state Certificate No. because: (屋主无法出示州证书号码，因为：)
☐ property is exempt (物业享受豁免。)
☐ tenant refused access or to relocate/vacate during remedial work. (在补救工作期间房客拒绝让人进入或拒绝搬迁/搬出。)
☐ The property is not affected. (该物业不受影响。)

4. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.
(房客租住房东的物业，房东要求收回物业，已下达应付数额判决。)

5. This (这) ☐ is (是) ☐ is not (不是) a government subsidized tenancy. (政府补助租赁物业。) Tenant is responsible to pay the following amount of rent: (房客须支付以下数额租金：) $ _____ due on the (应付日期为) _____ of the ☐week (每周) ☐ month (每月), which has not been paid or reduced to judgment. (该租金尚未支付或减少到判决数额。)

As of today, rent is due for the (迄今为止) ☐ weeks (周) ☐ months (月) of _____
in the total amount of (应付租金总额为) $ _____ less Tenant payments of (根据《公用事业》第 7-309 条规定减去)
$ (_____) for utility bills, fees, and security deposits under PU §7-309. (公用事业账单、杂费和押金房客付款。) .. $ _____ Net Rent (净租金)

Late charges accruing in or prior to the month in which the complaint was filed for the (在为)
☐ weeks (周) ☐ months (月) of _____ are due in the amount of (提交的申诉月份或之前累积的迟付款罚金数额为) ..... $ _____

6. ..... SUBTOTAL (小计) $ _____

7. ☐ The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of
(房东要求在提交申诉日期后缴纳租金，但到审判日期应付数额为) ..... $ _____

8. ..... TOTAL (总计) $ _____

Case Number:_____
(案例编号)

9. The Landlord requests the Tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: (由于先前的判决，房东要求禁止房客偿还权。列出过去 12 个月内的案件编号和判决日期：)

_____
Case Numbers & Judgment Dates (案件编号和判决日期)

☐ All the Tenants on the lease are listed above. (租约中的所有房客均在上方列出。)
☐ At least one Tenant is in the military service. (至少一名房客在服兵役。)
☐ No Tenant is in the military service and the facts supporting this statement are: (无房客在服兵役，支持本陈述的事实是：)

_____
_____ ☐ Verified through DOD at: (通过国防部在以下网站确认：) https://scra.dmdc.osd.mil/.
Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.
(必须向法院提供具体事实，才能断定为自然人的每一名房客均不在服兵役。)

☐ I am unable to determine whether or not any Tenant is in the military service.
(我无法确定是否有任何房客在服兵役。)

10. ☐ The Tenant is deceased, intestate (not having made a legal will), and without next of kin.
(房客去世、无遗嘱死亡（未留遗嘱）和无近亲。)

I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.
(我郑重地确认，据我所知所信，以上所列事项和事实真实无误，否则甘愿受作伪证之处罚。)

Print Name of Signer (Landlord/Attorney/Agent) (用大写字母填写签名人姓名（房东/律师/代理人))	Signature of Landlord/Attorney/Agent (房东/律师/代理人签名)	Attorney Bar # / Party # (律师协会代码/当事人代码)	Date (日期)

Address (地址) _____ Telephone (电话) _____

Fax (传真) _____ E-mail (电子邮件) _____

Continued to (继续) _____ Request of (申请) _____ Reason (原因) _____

NOTICE: If judgment for a sum certain was entered, you may file a request that this judgment be recorded.
(**通知**：如果达成具体数额判决，您可以提交记录本判决的请求。)

SUMMONS (传票)

TO the Sheriff of this County/Constable of this Court:
(致本县警长/本法院警员：)

You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**
(特此命令您用专人送达方法（如果房东请求采用此种送达方法）通知房客、代理人或转租人或其已知或经授权代理人在本案审判时在地区法院出庭，说明为什么不应当批准房东要求的理由。应当将通知由专人送达本申诉所列物业或任何其他已知的地址。如果未要求专人送达或者物业内或其他已知地址没有人接受专人送达通知，您应当将传票和申诉鉴定副本张贴在构成本诉讼主体物业的醒目之处，并用普通邮件按照房东指定的地址将一份传票和申诉副本邮寄给房客、代理人或转租人。**如果房客去世，特此命令您按照相同的程序通知物业居住者或去世房客的近亲（如知道）。**)

Judge (法官)	ID Number (身份证号码)	Date (日期)	Judge/Clerk (法官/书记官)	Date (日期)

Case Number: _____
(案例编号)

NOTICE TO THE TENANT
向房客发出的通知

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. **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.**
(您的房东已经因您不付租金请求法院驱逐您。将在背页显示的日期和地点审理您的案件。**如需要求外语口译员或根据《美国残障人法案》要求合理的便利设施，请立即与法院联系。在法院设施指定区域拥有和使用手机和其他电子设备可能受到限制或禁止。**)

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.
(如果已经通过张贴和邮寄通知的方法将传票送达给您，只会作出对您不利的物业拥有权判决。但是，如果由专人将传票送达给您，亦可能作出对您不利的钱款判决。)

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.
(如果您与房东达成口头或书面租约，要求房东支付煤气或电费账单，但您向公用事业服务提供者支付公用事业服务费和/或开启新公用事业服务账户的押金或费用，可从应付租金中扣除此类付款额。)

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.
(**法院可能包括提交本申诉后的应付租金。**如果您到审判日期尚未支付应向您的房东支付的所有钱款，法官可能裁决您支付直至判决日期应付的额外租金。)

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.
(如果您到判决日期已经支付租金，您应当在判决日期携带收据，请求法院撤销案件。)

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!**
(如果您提出抗辩或者认为您不欠付租金，您应当出庭陈述事实。您有权携带律师出庭。**请携带本文件出庭！**)

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.
(如果法院作出对房东有利的判决，命令您搬出，房东可能在判决日期后第五个业务日申请驱逐令。必须在审判后四个业务日内将房屋拥有权交给房东或房东的代理人或律师。)

8. The warrant will be sent to the Constable or Sheriff who will then schedule an eviction if the rent has not been paid.
(如果尚未支付房租，会将驱逐令送给警员或警官，他们将安排驱逐日期。)

9. The Court may issue a Warrant of Restitution at any time after four business days from the date of judgment.
(法院在判决日期四个业务日后可能随时下达归还令。)

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 four business days from the date of judgment.
(您在驱逐开始前任何时间有权支付应付数额，除非法院根据您在过去 12 个月的租金判决次数裁定您不再享有此项权利。警长或警员持有的归还令将显示法院是否命令“无偿还权”，这意味着您不能通过支付应付数额中止驱逐。您的应付数额将在警员或警长持有的归还令中显示。法院可能在判决日期四个业务日后的任何时间下达归还令。)

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.
(除巴尔的摩市外，警长或警员将在房屋所在地与房东会面，执行驱逐。可能会从房屋中搬出您的个人财产。警长或警员不负责保护您的财产。)

Case Number: _____
(案例编号)

IN BALTIMORE CITY ONLY (仅限巴尔的摩市)

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:
(**特别通知要求适用于驱逐。**房东必须用两种不同的方法向房客发出首次安排的驱逐日期通知：)

- 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
(在首次驱逐日期前**至少提前 14 天用带邮寄凭证的普通邮件**将通知寄给房客；并且)
- **Post the notice on the premises at least 7 days** in advance of the first scheduled eviction date.
(在首次安排的驱逐日期前**至少提前七天将通知张贴在房屋上**。)
- 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.
(邮寄或张贴通知的当天为第 1 天。第 14 天不得迟于安排的驱逐日期的前一天，包括节假日和周末。)

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.
(房客可对是否适当送达通知提出质疑。如果房客对通知提出质疑或者警长对通知是否适当送达表示怀疑，警长可将问题转交给法官裁决。如果法官裁定房东没有遵守通知要求，则会撤销/取消驱逐，并要求房东申请新归还令。如果对通知质疑作出对房东有利的裁决，警长将立即执行驱逐。)

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.
(**在驱逐当天，**当警长将物业拥有权交还给房东时，任何遗留在租赁单元内或周围的房客的个人财产将被视为丢弃财产。房客对物业不拥有权利。房东对丢弃财产应承担的唯一责任是以适当方式处理。)

- The landlord is strictly prohibited 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.
(严格禁止房东将丢弃的财产放在街道、人行道、小巷或任何公共物业上。任何人非法丢弃驱逐后的丢弃财产可被判轻罪，并会因非法丢弃财产每天处以高达 $1,000 的罚款。)
- The landlord may dispose of the abandoned property by transporting it to a licensed landfill or solid waste facility, donating it to charity, or some other lawful means.
(房东可将丢弃的财产运至持照垃圾填埋场或固体废物设施、捐赠给慈善机构或采用一些其他合法方法，处理丢弃财产。)

APPEAL (上诉)

You may file an appeal within four 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.
(您可以在法官作出裁决后四个业务日内提出上诉，方法是填写向审理案件所在地区法院提出书面申请，并支付要求的上诉费。（任何星期六、星期日或任何法定假日均不计入该四天期限内。）必须支付上诉保证金，以便暂停任何判决执行。上诉不能暂停今后的租金付款或驱逐。)