	FRICT COURT OF MARYLAND FOR ted at		No. of tenants 1 2 3 4 CASE NUMBER
			TRIAL DATE & TIME
Landlord		Affixed on Premis	DRAFT05
Address		Date	HB0036/SB0100
City	State Zip		HR0102 Ch 488
City	State Zip		EFF. 10/01/2023
① Tenant	. Is the landlord required by law to be licensed/registered in order to operate		
3 Tenant	this premises as a rental property? \(\subseteq\text{ Yes}\)	Constable/Sherift	f
Address	☐ No. If so, is the landlord currently licensed/registered ☐ Yes ☐ No.	Served on Party:	
City	License/Registration number if applicable:	Served on runty.	
L		Date	Date
FAIL	URE TO PAY RENT - LANDLORD'S COMPLAINT FO	OR REPOSSESSION OF	RENTED PROPERTY (REAL PROPERTY §8-401)
. The propert	y is described as:		, Maryland.
. Is the landlor	property required by law to be, and currently, licensed	d registered in order to op	street Apt. City Premises as a rental property? Yes
☐If Yyes, (L	☐ No ☐ Yes, provide License/ Registration number and roperty is): ☐ Yes, but unlicensed because: ☐ exempt, fr	l expiration <u>date)</u> com applicable local rental	licensing requirements; or unlicensed for of reasons
under RP § 8	$-406(c)(1)(iii)$, (iv), or (v); or \square other: reason property is	not currently licensed:	the MDE is current and its registration has been renewed
as required:	: \square is affected property under § 6-801, Environment As and its MDE inspection certificate number.ed	rticle, its registration with	I the MDE is current and its registration has been renewed, is valid for the current tenancy; or \square owner is unable to
state Certifica	ate No. because: property is exempt tenant refuse	d access or to relocate/vac	, is valid for the current tenancy; or \square owner is unable to cate during for remedial work. \square The property is not
affected. . The tenant re	ents from the landlord who asks for possession of the pro	operty and a judgment for	r the amount determined to be due.
. This □ is no	$t \square$ is not a government subsidized tenancy $\square \S S \square$ o	other. Tenant is responsible	le to pay the following amount of rent: \$
due on the	of the week month, which has not been	n paid or reduced to judgr	ment.
payments of	\$ () for utility bills, fees, and security	y deposits under PU § 7-3	in the total amount of \$ less tenant \$ 809 / RP § 8-212.3. \$ Net Rent \$ Net Rent
Late charges	accruing in or prior to the month in which the complain	It was filed for the \square were	eks months
	are due in the amou	unt of	SUBTOTAL \$
			in the amount of\$
12 months:			List the case numbers and judgment dates within the past
\square All the tenar	nts on the lease are listed above. \square At least one tenant is	s in the military service.	No tenant is in the military service and the facts
supporting th I am unable	nis statement are: e to determine whether or not any tenant is in the min	for the court to conclude that each tena 111tary Service.	nt who is a natural person is not in the military. Verified through DOD at:
 □ The tena 	ant is deceased, intestate (not having made a legal will),	and without next of kin.	scra.dmdc.osd.mil/
1. Landlord pr	rovided a Notice of Intent to File a Complaint for Summelass mail – mail service certificate of mailing \square affixed	nary Ejectment (Failure to	Pay Rent) to the tenant on
do solemnly a	ffirm under the penalty penalties of perjury that the mat	ters and facts set forth about	ove are true to the best of my knowledge, information,
and belief.			
	Landlord/Attorney/Agent)	Signature of Landlord/Attorney/Age	ent Attorney Number / Party # Date
rint Name of Signer (I			Telephone
ddress	Request of	E-mail	Reason
ddress		E-mail	
ax ontinued to	Request of	's A gent/Attorney	Reason SUMMONS TO the sheriff of this county/constable of this court:
ax continued to the following part Tenant1	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney	's Agent/Attorney	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if such
ax ontinued to the following particular continued to Tenant1 [DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney arties appeared on final trial date: □ Landlord □ Landlord' uvor of landlord for possession of the premises and costs	's Agent/Attorney	Reason SUMMONS TO the sheriff of this country/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if successive is requested by the landlord, to appear in the Distric
ontinued to e following pa Tenant1	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$ minus utility credits of \$ under PU	s Agent/Attorney	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if successivice is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to
ax ontinued to he following particular Tenant1 Land Judgment in farent due and unparticular d	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$	s Agent/Attorney \$\s\{5,7-309 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if successive is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, or
ax ontinued to ne following pa Tenant1 Judgment in fa ent due and unpa the due and unpa Money judgment Voluntary disn	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$ minus utility credits of \$ under PU aid: \$ by: □ Default □ Trial □ Consent □ Note tent for \$ plus costs against tenant #1 □ #2 □ #3 missal by: □ Landlord □ Stipulation of parties	s Agent/Attorney [\$ 7-309 / RP § 8-212.3] right of redemption #4	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if sucservice is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, on o person to be served is found on the property or at another
ax ontinued to	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$	s Agent/Attorney [§ 7-309 / RP § 8-212.3 right of redemption #4	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if successive is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, or no person to be served is found on the property or at anothe known address, you shall affix an attested copy of the summand complaint conspicuously on the property that is the sub
ax ontinued to	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$	s Agent/Attorney S 7-309 / RP § 8-212.3 right of redemption #4 #4	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if sucservice is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, on on person to be served is found on the property or at anothe known address, you shall affix an attested copy of the summand complaint conspicuously on the property that is the sub of this suit and mail a copy of the summons and complaint.
ax ontinued to	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$	s Agent/Attorney \$\s\{5,7-309 \ \text{RP}\\$\ 8-212.3} \\ \text{right of redemption} \\ \text{\$\pi\}\ \\ \text{#4} \\ \text{\$\pi\}\	SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if sueservice is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, on operson to be served is found on the property or at another known address, you shall affix an attested copy of the summand complaint conspicuously on the property that is the sub of this suit and mail a copy of the summons and complaint the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased
ax ontinued to he following particular Tenant1 Judgment in farent due and unpart due and unpar	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$	s Agent/Attorney \$\s\{\s\} \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Reason SUMMONS TO the sheriff of this country/constable of this court: You are ordered to notify the tenant, assignee, or subtenant their known or authorized agent, by personal service, if sue service is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, on operson to be served is found on the property or at anothe known address, you shall affix an attested copy of the sumrand complaint conspicuously on the property that is the sub of this suit and mail a copy of the summons and complaint the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a decease tenant, you are ordered to notify the occupant or next or
he following pa Tenant1 Judgment in fa ent due and unpa et due and unpa et due and unpa et due and unpa Journal Voluntary disn Case Dismisse Judgment for to	DISPOSITION arties appeared on final trial date: □ Landlord □ Landlord' □ Tenant 2 □ Tenant 3 □ Tenant 4 □ Tenant's Attorney avor of landlord for possession of the premises and costs aid: \$	s Agent/Attorney \$\s\{\s\} \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Reason SUMMONS TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the Distric Court at the trial of this matter to show cause why the dema of the landlord should not be granted. Personal service is to performed at the property subject to this complaint or at any other known address. If personal service is not requested, or no person to be served is found on the property or at anothe known address, you shall affix an attested copy of the sumn and complaint conspicuously on the property that is the sub of this suit and mail a copy of the summons and complaint to

DC-CV-082 (Rev. 10/2023 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 COURT OF MARYLAND FOR Located at		No. of tenants 1 2 3 4 CASE NUMBER
		TRIAL DATE & TIME
Landlord	Affixed on Premises	DRAF105
. Is the landlord required by law to be licensed/registered in order to operate	Date	HB0036/SB0100 HB0102, Ch. 488
licensed/registered in order to operate this premises as a rental property? No. If so, is the landlord currently	☐ Mailed to Tenant	EFF. 10/01/2023
1 Tenan licensed/registered Ves No.		
License/Registration number if applicable:	Constable/Sheriff	
	Constable/Sheriff	
Address	Served on Party:	
City State Zip		
FAILURE TO DAY DENT. I AND ODDIO COMDI AINTE	Date	
FAILURE TO PAY RENT - LANDLORD'S COMPLAINT F 1. The property is described as:	OR REPOSSESSION OF R	ENTED PROPERTY (REAL PROPERTY §8-401) , Maryland.
 The property is described as: Is the landlord property required by law to be, and currently, license 	ed /registered in order to oper	ate theis premises as a rental property? Yes
☐ If Yyes, (☐ No ☐ Yes provide License/Registration number and ☐ If Nno, (property is): ☐ Yes, but unlicensed because: ☐ exempt;	d expiration date)	
under RP δ 8-406(c)(1)(iii), (iv), or (v); or \square other; reason property i	s not currently licensed:	
3. The property: \square is affected property under § 6-801, Environment A	Article, its registration with th	ne MDE is current and its registration has been renewed
as required; and its MDE inspection certificate number, edstate Certificate No. because: ☐ property is exempt ☐ tenant refuse	Inspection Certificate No.	te during for remedial work. The property is not
affected.		
4. The tenant rents from the landlord who asks for possession of the properties \square is not \square is		
due on the of the \square week \square month, which has not becomes	en paid or reduced to judgme	ent.
As of today, rent is due for the weeks months of months of	in	the total amount of \$less tenant
As of today, rent is due for the □ weeks □ months of payments of \$ () for utility bills, fees, and securing the charges accruing in or prior to the month in which the complaints of the	int was filed for the \Box week	S months Net Rent
of are due in the amo	ount of	
6	but due by the date of trial in	SUBTOTAL \$
8	out due by the dute of that if	TOTAL \$
9. The landlord requests the tenant's rights of redemption be foreclose		
12 months: ☐ All the tenants on the lease are listed above. ☐ At least one tenant supporting this statement are:		
☐ I am unable to determine whether or not any tenant is in the ri	n for the court to conclude that each tenant villery Service.	who is a natural person is not in the military. Verified through DOD at:
10. The tenant is deceased, intestate (not having made a legal will).11. Landlord provided a Notice of Intent to File a Complaint for Sum		scra.dmdc.osd.mil/
by \square first-class mail – mail service certificate of mailing \square affixe		
I do solemnly affirm under the penalty penalties of perjury that the ma and belief.		
Print Name of Signer (Landlord/Attorney/Agent)	Signature of Landlord/Attorney/Agent	Attorney Number / Party # Date
Address Fax	E-mail	Telephone
Continued to Request of	_	eason
1. The property is described as: Property Name	Number Stree	Apt. City , Maryland.
	Yo the	SUMMONS Of the sheriff of this county/constable of this court: Ou are ordered to notify the tenant, assignee, or subtenant, or our known or authorized agent, by personal service, if such
	Cc of pe otl no kn	rvice is requested by the landlord, to appear in the District burt at the trial of this matter to show cause why the demand the landlord should not be granted. Personal service is to be rformed at the property subject to this complaint or at any ner known address. If personal service is not requested, or if person to be served is found on the property or at another own address, you shall affix an attested copy of the summon
	of the ad te r	d complaint conspicuously on the property that is the subject this suit and mail a copy of the summons and complaint to e tenant, assignee, or subtenant by first-class mail to the dress specified by the landlord. In the case of a deceased nant, you are ordered to notify the occupant or next of ki the deceased tenant by the same procedure, if known.
	'	1.1.101.1

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DISTRICT COURT OF MARYLAND FOR Located at				No. of tenants 1 2 3 CASE NUMB	
				TRIAL DATE &	
		Affixed on Pren	nicec		
ord		Allixed oil I leil	ilises		
. Is the landlord required by law to be		Date		DRAFT05	
licensed/registered in order to operate				HB0036/SB010	
this premises as a rental property? Yes No. If so, is the landlord currently	Zip	□ Mailed to Te	enant	HB0102, Ch. 48	
1: 1/				EFF. 10/01/202	23
D The incensed/registered in Yes in No. License/Registration number if applicable:					
3		Constable/She	riff		
Address		Served on Part	ty:		
City State	Zip				
		Date		Date	
FAILURE TO PAY RENT - LANDLORD'S COMP e property is described as:	PLAINT FOR RE	EPOSSESSION (OF RENTED PRO	OPERTY (REAL PROP	ERTY §8-401) . Marvland.
he landlord/property required by law to be, and current f Yyes, (\subseteq No \subseteq Yes provide License/Registration no f Noo (property is); \subseteq Yes but unlicensed because: \subseteq	tly licensed/regu	mber stered in order to	Street their pres	Apt. City	v? Ves
f Yves. (No Yes provide License Registration n	umber and expir	ration date	operate their pre-	mises as a remai propert	y. - 103
$\frac{1}{1} = \frac{1}{1} = \frac{1}$	exempt; from a	pplicable local ren	ntal licensing requ	irements; or unlicense	ed for of reasons
f Nno, (property is): ☐ Yes, but unlicensed because: ☐ ter RP § 8-406(c)(1)(iii), (iv), or (v); or ☐ other: reasoner property: ☐ is affected property under § 6-801, Envir	property is not ci	urrently licensed:			
property: is affected property under § 6-801, Envir	ronment Article,	, its registration w	rith the MDE is co	urrent and its registration	n has been renewe
equired; and its MDE inspection certificate number, execution certificate No. because: property is exempt to	d Inspection	n Certificate No.	, is valid for the	e current tenancy; or	owner is unable to
e Certificate No. because:	nant refused acce	ess or to relocate/	vacate during for	remedial work. ☐ The	property is not
tenant rents from the landlord who asks for possession	on of the property	v and a judgment	for the amount de	etermined to be due.	
$s \square$ is not \square is not \square a government subsidized tenancy					\$
on the of the \square week \square month which h	nas not been naid	d or reduced to jud	loment	_	
of today, rent is due for the weeks months of ments of \$ () for utility bills, fees, are charges accruing in or prior to the month in which the are due			in the total amo	ount of \$	less tenar
ments of \$ () for utility bills, fees, a	and security depo	osits under PU § 7	7-309 / RP § 8-2]	\$\$	Net Rent
e charges accruing in or prior to the month in which the	in the amount of	filled for the \square w	veeks \square months	\$	
are due	in the difficult of			SUBTOTAL \$	
The landlord requests rent becoming due after the date					
The fandiora requests rent becoming due after the date					
landlord requests the tenant's rights of redemption be					
months:					-
I the tenants on the lease are listed above. \square At least o	one tenant is in th	ase Numbers & Judgment ie military service	e. 🗀 No tenant is	in the military service a	nd the facts
porting this statement are:	ts must be given for the c	court to conclude that each t	tenant who is a natural per	son is not in the military.	
porting this statement are: m unable to determine whether or not any fenant is	s in the military	y service.	tenant who is a natural per	Verified	d through DOD at:
The tenant is deceased, intestate (not having made a least and appropriate a Nation of Intent to File a Complete					ndc.osd.mil/
ndlord provided a Notice of Intent to File a Complaint Image: International indicate of Intent to File a Complaint Image: International intent i	t for Summary E	gecument (Failure	roperty 🗆 deliv	ne tenant on	;
blemnly affirm under the penalty penalties of perjury the	hat the matters a	nd facts set forth a	above are true to	cica ciccuonicany.	
belief.				are ever or my mie wie w	50, 111101111111111111
	<u> </u>	nture of Landlord/Attorney/	//		
e of Signer (Landlord/Attorney/Agent)	Jigha	ture of Landiord/Attorney/	Agent	Attorney Number / Party #	Date Telephone
		E-mail			1
ued toRequest	t of		Reason		
			1	SUMMONS	
			TO the sheriff	of this county/constable of	of this court:
			You are ordere	d to notify the tenant, ass	signee, or subtenan
			service is reque	authorized agent, by persested by the landlord, to a	appear in the Distri
			Court at the tria	al of this matter to show	cause why the dem
			of the landlord	should not be granted. Poster property subject to this	ersonal service is t
			other known ac	ldress. If personal service	e is not requested,
			no person to be	served is found on the p	roperty or at anoth
			and complaint	, you shall affix an attest conspicuously on the pro	perty that is the su
				pro	
			of this suit and	mail a copy of the summ	ions and complain
			of this suit and the tenant, assis	mail a copy of the summers	ons and complaint st-class mail to the
			of this suit and the tenant, assi address specific	mail a copy of the summ gnee, or subtenant by firs ed by the landlord. In th o	nons and complaint st-class mail to the e case of a decease
			of this suit and the tenant, assigned address specific tenant, you ar	mail a copy of the summers	nons and complaint st-class mail to the e case of a decease occupant or next of
Notice: If judgment for you may file a reques			of this suit and the tenant, assi- address specific tenant, you ar of the decease	mail a copy of the summ gnee, or subtenant by firs ed by the landlord. In the e ordered to notify the	nons and complaint st-class mail to the e case of a decease occupant or next of

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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 sidecomplaint. Before filing a complaint for failure to pay rent, the landlord is required to must 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 late fees due) within ten (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 four (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 four (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 foreclosed that right because of the number of rent judgments which you have had in the past twelve (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 (4) business days from after 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.
- 12. 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

IN BALTIMORE CITY ONLY

- 12 13. **Special notice requirements apply to some 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 fourteen (14) days in advance of the first eviction date; and
 - Post the notice on the premises at least seven (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 will have 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 your personal property left in or around the rental unit is considered abandoned. The tenant has You have 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 four (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/dccv08bls.pdf/dccv08bls.pdf/dccv08bls.pdf/dccv08bls.pdf/dccv08bls.pdf/dccv08bls.pdf/dccv

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 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

