



DISTRICT COURT OF MARYLAND FOR

Located at _____

No. of tenants 1 2 3 4
CASE NUMBER
TRIAL DATE & TIME

DRAFT
HB0018
EFF. 10/01/2021

Landlord
Address
City State Zip
Affixed on Premises
Date
Mailed to Tenant
Tenant 1-4
Constable/Sheriff
Served on Party:
City State Zip

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)

- 1. The property is described as: _____, Maryland.
2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property?
3. The property: 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 _____, is valid for the current tenancy; or owner is unable to state Certificate No. because property is exempt tenant refused access or to relocate/vacate during remedial work.
4. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This is not a government subsidized tenancy. Tenant is responsible to pay the following amount of rent: \$ _____ due on the _____ of the _____ week _____ month, which has not been paid or reduced to judgment.
6. SUBTOTAL \$
7. The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$
8. TOTAL \$
9. The Landlord requests the Tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months:
10. The Tenant is deceased, intestate (not having made a legal will), and without next of kin.
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on _____ by _____

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.

Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number Bar # / Party # Date
Address Telephone
Fax E-mail

Continued to _____ Request of _____ Reason _____

DISPOSITION
The following parties appeared on final trial date: Landlord Landlord's Agent/Attorney
Tenant1 Tenant 2 Tenant 3 Tenant 4 Tenant's Attorney
Judgment in favor of Landlord for possession of the premises and costs
Rent due and unpaid: \$ _____; minus utility credits of \$ _____ under PU §7-309
Net due and unpaid: \$ _____ by: Default Trial Consent Without the right of redemption
Money judgment for \$ _____ plus costs against Tenant #1 #2 #3 #4
Voluntary dismissal by: Landlord Stipulation of parties
Case Dismissed Landlord FTA No party appeared Other:
Judgment for Tenant
If applicable: Landlord has violated Real Prop., §8-216(b)
Actual Damages of \$ _____
Reasonable Attorney's Fees of \$ _____ and costs
Execution stayed until _____
Execution stayed by filing an approval appeal bond in the amount of \$ _____

SUMMONS
TO the Sheriff of this County/Constable of this Court:
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.

Judge ID Number Date Judge/Clerk Date



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Landlord
Address
City State Zip
Tenant 1 Tenant 2
Tenant 3 Tenant 4
Address
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Affixed on Premises
Date
Mailed to Tenant
Constable/Sheriff
Served on Party:

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2. Is the landlord required by law to be licensed/registered in order to operate this premises as a rental property?
3. The property: is affected property under §6-801, Environment Article, its registration with the MDE is current...
4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This is not a government subsidized tenancy. Tenant is responsible to pay the following amount of rent: \$ due on the of the week month, which has not been paid or reduced to judgment.
6. SUBTOTAL \$
7. TOTAL \$
9. The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months:
10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on by first-class mail affixed to door of the leased property delivered electronically.

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.

Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number Bar # / Party # Date
Address Telephone
Fax E-mail

Continued to Request of Reason

SUMMONS

TO the Sheriff of this County/Constable of this Court:
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10. The tenant is deceased, intestate...
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment...

Print Name of Signer (Landlord/Attorney/Agent)
Signature of Landlord/Attorney/Agent
Attorney Number Bar # / Party #
Date
Address
Telephone
Fax
E-mail
Continued to Request of Reason

SUMMONS

TO the Sheriff of this County/Constable of this Court:
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Notice: If judgment for a sum certain was entered, you may file a request that this judgment be recorded.

NOTICE TO THE TENANT

1. Your **L**andlord has asked the **C**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 Ccourt 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 **L**andlord 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 Ccourt may include rent that becomes due after the filing of this complaint.** If you have not paid all the money due to your **L**andlord by the trial date, the **J**udge 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 **C**court on the trial date with your receipt and ask the **C**court to dismiss the case.

6. If you have a defense or think you do not owe the rent, you should come to **C**court and state the facts. You have a right to bring a lawyer to **C**court with you. **BRING THIS PAPER WITH YOU TO COURT!**

7. If the **C**court enters a judgment for the **L**andlord and orders you to move out, the **L**andlord 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 **C**onstable or **S**heriff who will then schedule an eviction if the rent has not been paid.

9. The **C**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 **C**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 **S**heriff or **C**onstable has will show whether the **C**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 **C**onstable or **S**heriff has. The **C**court may issue a Warrant of Restitution at any time after ~~four~~ 4 business days from the date of judgment.

11. Except in Baltimore City, the **S**heriff or **C**onstable will meet the **L**andlord at the premises to conduct the eviction. Your personal property may be removed from the premises. The **S**heriff or **C**onstable 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 **S**heriff has doubt that the notices were properly given, the **S**heriff will refer the issue to the **J**udge for decision. If the **J**udge 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 **S**heriff will execute the eviction immediately. **On the day of the eviction** when the **S**heriff 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 **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.
- 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.

APPEAL

You may file an appeal within ~~four~~ 4 business days from the date of the **J**udge'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/dccv082bbs.pdf/dccv082bbs.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/selfhelpcenter>

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/dccv082bbs.pdf/dccv082bbs.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 **C**court's **S**elf-Help Center. By phone: 410-260-1392 Online: <https://mdcourts.gov/selfhelpcenter>