DISTRI	CT COURT OF MARYLAND	FOR		
Located a	at			
A CONTRACTOR OF THE OWNER OWNER OF THE OWNER				
Landlord			Affixed on Premises	
			Date	
Address			_	
City	State	Zip	Mailed to Tenant	
(1) Tenant	(2) Tenant			
(3) Tenant	(4) Tenant		Constable/Sheriff	
Address			Served on Party:	
City	State	Zip		
			Date	Date
FAILURI	E TO PAY RENT - LANDLORD	'S COMPLAINT FOR R	EPOSSESSION OF RENT	TED PROPERTY (REAL PROPERTY § 8-401)
1. The property is	described as:	rty Name N	umber Street	, Maryland.
2. Is the property	required to be licensed in ord	er to operate as a renta	l property?	ingui City
· •	rovide License number and exp			
	ensed because: $\Box$ exempt; $\Box$ e			
				y, $\Box$ MDE registration is current, its registration
	d as required; MDE inspection			, is valid for the current tenancy; or $\Box$ owner is
	ertificate No. because:  exem			rent and costs determined to be due.
	iests a money judgment (requir		ty based on the amount of h	ent and costs determined to be due.
5. This 🗆 is not 🗋	is a government subsidized ten	ancy 🗆 § 8 🗆 other. Te	nant is responsible to pay the	he following amount of rent: \$
due on the	is due for the $\Box$ weeks $\Box$ more	$\Box$ month, which has no	ot been paid or reduced to ju	udgment. total amount of \$ less tenant
	) for utility bi			D \$ 9 212 2 ¢
Late for the $\Box$ w	$reeks \square$ months of	lis, lees, and security de	are due	e in the amount of S
6.				
	· ·	-	•	e amount of\$
monthe				case numbers and judgment dates within the past 12
<b>10</b> $\Box$ The tenant is	s deceased intestate (not having	made a legal will) and	Case Numbers & Judgment Dates	Verified through DOD at: scra.dmdc.osd.mil/
MILITARY STA	<b>FUS OF TENANT(S)</b>			
gunn orting this at	atomant area		•	tenant is in the military service and the facts
$\Box$ I am unable to	atement are: determine whether or not any	Specific facts must be given for the	court to conclude that each tenant who is	a natural person is not in the military.
1 1 T 11 1 '	1 1 37 7 67 7 7 171	1		
by $\Box$ first-class	mail – mail service certificate	of mailing $\Box$ affixed to $c$	loor of the leased property	Rent) to the tenant on $pate.$ delivered electronically – proof of transmission. the best of my knowledge information and belief
I do solemnly affirm	n under the penalties of perjury	that the matters and fact	s set forth above are true to	the best of my knowledge, information, and belief.
Print Name of Signer (Landlo	rd/Attorney/Agent)	Sig	nature of Landlord/Attorney/Agent	Attorney Number / Party # Date
Address				Telephone
Fax	ח	ISPOSITION	E-mail New Date	SUMMONS
Postponed at the r	equest of: 🗆 Tenant 🗆 Landlord 🛙			TO the sheriff or constable (in Wicomico Co.,
	equest of:  Tenant Landlord			
	ties appeared on the final trial date:			tenant, assignee, subtenant, or their agent, by
			□ Tenant 4 □ Tenant's Attor	ney personal service, to appear in the District Court to
	of landlord for possession of the pr \$; minus utility		under PU § 7-309 / RP § 8-21	show cause why the demand of the landlord should 12.3 not be granted. Personal service may be performed
Net due and unpaid: §	5 by: 🗆 Default	🗆 Trial 🗆 Consent 🗆 No	o right of redemption	at any other known address. If landlord has not
□ Money judgment :	for \$ plus costs ag	ainst: 🗆 Tenant 1 🗆 Tenar	nt 2 🗆 Tenant 3 🗆 Tenant 4	requested personal service, or if at least one person
	al by: $\Box$ Landlord $\Box$ Stipulation of $\Box$ and $\Box$ No party approximate			to be served cannot be located and served, affix an
$\Box$ Case dismissed $\Box$ $\Box$ Judgment for tena	Landlord FTA □ No party appea			attested copy of the summons and complaint conspicuously on the subject property and mail a
	andlord has violated RP §8-216(b)	□ Recovery of possession	of the property	copy thereof to the tenant, assignee, or subtenant
□ Actual	damages of \$ Re	easonable Attorney's Fees of	of \$ and cos	sts by first-class mail to the address specified by the
$\Box$ Execution stayed	until by filing	an approved appeal bond	n the amount of \$	landlord. In the case of a deceased tenant, notify
Judge		ID Number	Date	the occupant or next of kin of the deceased tenant by the same procedure.
	Need legal help or rental assistance	? Talk with a lawyer at a Ma	aryland Court Help Center. Free	e.
DC-CV-082	Online. In Person. By Phone. ¿Nec abogado en un Centro de Ayuda de	esita ayuda legal o asistencia Los Tribunales de Marvlan	a con el alquiler? Hable con un d. Gratis. En línea. En persona	Por Judge/Clerk
(Rev. 10/01/2024)	teléfono. www.mdcourts.gov/helpc		Inten En persona.	Date
	L			

DISTRI	CT COURT OF MARYLAND FOR			
Located	at			
P				
Landlord		Affixed on Premises		
		Dete		
Address		Date		
City	State Zip	☐ Mailed to Tenant		
1) Tenant	(2) Tenant			
3 Tenant	(4) Tenant	Constable/Sheriff		
Address		Served on Party:		
City	State Zip			
<b>FAILUR</b> 1. The property is	RE TO PAY RENT - LANDLORD'S COMPLAINT FOR s described as:	Date REPOSSESSION OF RENTED	•	<b>TY § 8-401)</b> , Maryland.
	s described as:	Number Street tal property?	Apt. City	
· 1	provide License number and expiration date			
	censed because: $\Box$ exempt; $\Box$ of reasons under RP §			• •
1 1 2	] is not affected property under §6-801, Environment A		6	0
		-	is valid for the current tenancy;	or $\square$ owner is
4. The tenant rents □ Landlord req	Certificate No. because: $\Box$ exempt $\Box$ tenant non-cooper from the landlord who asks for possession of the proper uests a money judgment (requires personal service).	erty based on the amount of rent		
due on the	is a government subsidized tenancy $\square$ § 8 $\square$ other. T of the $\square$ week $\square$ month, which has t is due for the $\square$ weeks $\square$ months of	not been paid or reduced to judg	ment. al amount of \$	less tenant
	) for utility bills, fees, and security d weeks $\Box$ months of			Net Rent
6			SUBTOTAL\$	
7. $\Box$ The landlord	requests rent becoming due after the date of filing, but	due by the date of trial in the an	nount of\$	
	quests foreclosure of the tenant's rights of redemption d			
months:	dusts forcefosure of the tenant's rights of redemption e		e numbers and judgment dates v	
$\Box$ All the tenants	is deceased, intestate (not having made a legal will), and <b>TUS OF TENANT(S)</b> on the lease are listed above.  At least one tenant is in the lease of		erified through DOD at: scra.dm ant is in the military service and	
supporting this s $\Box$ L am unable to	o determine whether or not any tenant is in the milit	the court to conclude that each tenant who is a nat	tural person is not in the military.	
11 T 11 1		$\mathbf{\tilde{E}}'$ $\mathbf{A}$ $\mathbf{A}$ $(\mathbf{E}$ '1 $\mathbf{A}$ $\mathbf{D}$ $\mathbf{D}$	t) to the tenant on	Date
by □ first-clas	s mail – mail service certificate of mailing $\Box$ affixed to	b door of the leased property $\Box$	delivered electronically – proof	of transmission.
i do solemniy allir	m under the penalties of perjury that the matters and fa	cts set forth above are true to the	e best of my knowledge, informa	ation, and belief.
Print Name of Signer (Land	lord/Attorney/Agent) S	ignature of Landlord/Attorney/Agent	Attorney Number / Party #	Date
Address				Telephone
Fax		E-mail	SUMMONS	3
			TO the sheriff or constable (in W process server): you are ordered t assignee, subtenant, or their agen service, to appear in the District C why the demand of the landlord s granted. Personal service may be	icomico Co., other to notify the tenant, t, by personal Court to show cause should not be performed at any
			other known address. If landlord personal service, or if at least one served cannot be located and serv attested copy of the summons and	e person to be ved, affix an d complaint
	urt awarded you money in addition to the judgment for p Il property. Maryland Rule 3-621.	ossession, you have the right to	conspicuously on the subject prop copy thereof to the tenant, assign first-class mail to the address spec- landlord. In the case of a decease	ee, or subtenant by cified by the
	Need legal help or rental assistance? Talk with a lawyer at a M Online. In Person. By Phone. ¿Necesita ayuda legal o asistenc abogado en un Centro de Ayuda de Los Tribunales de Maryla	ia con el alquiler? Hable con un	occupant or next of kin of the dec same procedure.	
DC-CV-082	teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.		Judge/Clerk	
(Rev. 10/01/2024)			Date	

a the	ICT COURT OF MARYLAND FOR			
Located	at			
The second secon		Affined on Dromises		
Landlord		Affixed on Premises		
Address		Date		
City	State	Zip Dialed to Tenant		
(1) Tenant	(2) Tenant	······································		
3 Tenant	(4) Tenant	Constable/Sheriff		
Address				
City	State	Zip Served on Party:		
		Date	Date	
	RE TO PAY RENT - LANDLORD'S COMPLAIN		PROPERTY (REAL PROPERTY § 8-	
1 1 2	s described as: Property Name	Number Street	, N.	laryland.
	required to be licensed in order to operate as provide License number and expiration date	a rental property?		
· .	icensed because: $\Box$ exempt; $\Box$ of reasons under	$\mathbf{PR} = 8.8-406(c)(1)(iii)$ (iv) or (v): $\Box$ or	her	
	is not affected property under §6-801, Environ			ration
	ed as required; MDE inspection certificate numb		is valid for the current tenancy; or $\Box$ c	
unable to state (	Certificate No. because:   exempt   tenant non	-cooperation during remedial work.		
<b>4.</b> The tenant rents $\Box$ I and lord rec	s from the landlord who asks for possession of th quests a money judgment (requires personal servi	e property based on the amount of rent	and costs determined to be due.	
<b>5</b> . This $\square$ is not $\square$	$]$ is a government subsidized tenancy $\Box$ 8 8 $\Box$ (	other. Tenant is responsible to pay the f	ollowing amount of rent: \$	
due on the	of the $\Box$ week $\Box$ month, which is due for the $\Box$ weeks $\Box$ months of	ch has not been paid or reduced to judg in the tota	ment.	ess tenant
payments of \$ (	) for utility bills, fees, and sec	urity deposits under PU \$7-309 / RP \$	8-212.3. \$	
Late for the $\Box$	$\_$ ) for utility bills, fees, and sec weeks $\square$ months of $\_$	are due in	the amount of \$	nt
0	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •		
	l requests rent becoming due after the date of filin	• •		
••••••	quests foreclosure of the tenant's rights of redem			he past 12
months:			, <u>,</u>	<u> </u>
<b>10.</b> $\Box$ The tenant	is deceased, intestate (not having made a legal w	Case Numbers & Judgment Dates ill), and without next of kin. $\Box$ Ve	erified through DOD at: scra.dmdc.osd.	.mil/
<b>MILITARY STA</b> $\Box$ All the tenants	<b>ATUS OF TENANT(S)</b> on the lease are listed above. $\Box$ At least one tend	ant is in the military service. 🗆 No ten	ant is in the military service and the fac	te
supporting this	statement are	given for the court to conclude that each tenant who is a nat	•	
	o determine whether or not any tenant is in the	e military service.		
11. Landlord prov	ided a Notice of Intent to File a Complaint for Sussemail – mail service certificate of mailing $\Box$ aff	immary Ejectment (Failure to Pay Rent fixed to door of the leased property $\Box$	) to the tenant on	mission
I do solemnly affi	rm under the penalties of perjury that the matters	and facts set forth above are true to the	best of my knowledge, information, ar	nd belief.
Print Name of Signer (Land	llord/Attorney/Agent)	Signature of Landlord/Attorney/Agent	Attorney Number / Party #	Date
Address			Telephone	;
Fax		E-mail	SUMMONS	
			TO the sheriff or constable (in Wicomico	o Co., other
			process server): you are ordered to notify	
			assignee, subtenant, or their agent, by per service, to appear in the District Court to	
			why the demand of the landlord should n	
			granted. Personal service may be perform	ned at any
			other known address. If landlord has not a	
			personal service, or if at least one person served cannot be located and served, affin	
			attested copy of the summons and comple	laint
			conspicuously on the subject property and	
NOTICE: If the co obtain a lien on rea	ourt awarded you money in addition to the judgmen al property. Maryland Rule 3-621.	nt for possession, you have the right to	copy thereof to the tenant, assignee, or su first-class mail to the address specified by	
			landlord. In the case of a deceased tenant	t, notify the
	Need legal help or rental assistance? Talk with a lawy Online. In Person. By Phone. ¿Necesita ayuda legal o		occupant or next of kin of the deceased te	enant by the
	abogado en un Centro de Ayuda de Los Tribunales de	Maryland. Gratis. En línea. En persona. Por	same procedure.	
DC-CV-082	teléfono. www.mdcourts.gov/helpcenter. 410 260-139	2.	Judge/Clerk	

(Rev. 10/01/2024)

Date

## RETURN OF PERSONAL SERVICE ON TENANT(S) (to be completed by process server)

Case No.

Title	, on	Date	Tim	at		Location
		. The perso	n I left the pape	ers with acknow	edged being: (	(1) a resident of the
above listed address; (2) 18 years of age	or older; (3) of s	suitable discre	etion in that relat	ionship to the de	fendant is	
and that; (4) the above listed address is	s the defendant'	s residence o	or usual place of	f abode. The fac	ts upon which	I concluded that the
individual served is of suitable age and	discretion are:					
Description of the person served: Race		Sex	Eyes	Hair	Wt	Age
Other						
*FOR PRIVATE PROCESS SERVE						
					Telephone	
I am at least 18 years of age. I solemn best of my knowledge, information, ar	•	the penalties	of perjury that	all information	-	

# WICOMICO COUNTY ONLY: RETURN OF PRIVATE PROCESS SERVER – POSTING AND MAILING

I served a copy of the Writ of Summons, Complaint, and all supporting papers by first-class mail on the named tenants on

\_\_\_\_\_\_, and by posting on the premises on \_\_\_\_\_\_\_. Date \_\_\_\_\_\_.

I am at least 18 years of age. I solemnly affirm under the penalties of perjury that all information provided by me herein is true to the best of my knowledge, information, and belief.

Date

Signature of Private Process Server

Printed Name

(Back)

#### NOTICE TO THE TENANT

- 1. If you need an **interpreter** or a **reasonable accommodation under the Americans with Disabilities Act**, please contact the court immediately.
- 2. The court may limit the use of cell phones and other electronic devices in certain areas of the courthouse.
- 3. Your landlord is required by law to give you a written notice that they intend to file a case against you ten (10) days before filing the complaint for failure to pay rent. If you did not receive the notice, tell the judge at the beginning of your hearing.
- 4. This complaint asks the court to evict you for not paying rent. The landlord can include rent that isn't due on the date the landlord filed but is due before the trial date. This is sometimes called "future rent." It is listed on line seven (7) of the complaint.
- 5. You have the right to go to court and to be heard by a judge. The date and time of your hearing are stamped on the first page of this complaint.

#### If you decide to go to court:

- Please be early and bring this paper with you.
- If you have paid your rent and late fees by the trial date, bring your receipt, and show it to the judge when your case is called.
- If your lease requires the landlord to pay the gas or electric bill and you ended up paying it, bring proof of payment to court.
- If you believe that you have paid your rent and fees in full or that the amount the landlord says you owe is wrong, bring proof with you.
- If you believe that you have any other defense to this complaint, be prepared to state all the facts clearly to the judge.
- You have the right to bring a lawyer with you to represent you at the hearing. Under the Access to Counsel in Evictions Law, all income qualified tenants will have access to an attorney. Call 211 or visit *legalhelpmd.org* to see if you qualify.

### 6. What happens next if the court enters a judgment for the landlord?

- The court has entered a judgment for possession for the landlord: this means that you have lost your case.
- If you don't pay the rent and late fees due within seven (7) business days, the court will sign a Warrant of Restitution if requested by the landlord. The court will send the warrant to the sheriff (constable in Baltimore County), who will schedule the eviction.
- The eviction will be cancelled if you pay all money due, including filing fees, before the eviction occurs, unless the judgment issued by the court is without right of redemption. See next paragraph.
- If there have been three (3) prior judgments (four (4) in Baltimore City) against you in rent court for this property in the past twelve (12) months, the judgment of possession will be without right of redemption. This means that even if you pay all money due before the date of eviction, the landlord can still evict you.
- You have the right to appeal to the Circuit Court. File a Notice of Appeal with the clerk of the District Court no later than four (4) business days from the date of judgment. The court may require you to post a bond to keep the eviction from happening until after the Circuit Court decides your appeal. You must continue to pay rent during the appeal period.

### 7. Shielding:

- If you won your case: The court will shield all court records in the case if the court does not enter a judgment against you.
- <u>If you lost your case</u>: If the court enters a judgment for possession against you, you may petition the court to shield the case records if at least twelve (12) months have passed since the final resolution of the case AND you exercised the right of redemption by paying all past due amounts before eviction. You may also petition to shield if you can show other good cause to shield.

### 8. Baltimore City only:

(a) The landlord must give you notice of the first scheduled eviction date by (1) mailing the notice to you by first-class mail at least fourteen (14) days in advance of the scheduled date, AND (2) posting the notice on the property at least seven (7) days before the scheduled date. You may challenge whether the notices were properly sent and posted. Any challenge will be referred to a judge for decision. If the judge decides the challenge in your favor, the eviction will be cancelled. The landlord may apply for a new Warrant of Restitution.

(b) Abandoned property: when the eviction is completed, any property you leave behind is considered abandoned. The landlord may dispose of the property by transporting it to a licensed landfill, donating it to charity, or any other lawful means.

#### AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL

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 Usted también podrá llevar este formulario a la Oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte del reverse de este formulario a la oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte del reverse de este formulario a la contractor de la contractor de la contractor de la contractor de este formulario de la contractor de este formulario de este formulario de la contractor de la contractor de este formulario de la contractor de la contractor de este formulario de la contractor de este formulario de la contractor de la contractor de la

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 ayuda del tribunal. Por teléfono: 410-260-1392 En línea: <u>mdcourts.gov/helpcenter</u>