Located at			
Landlord		Affixed on Premises	DRAFT 09
Address		Date	SB0019, Ch. 347 &
City	State	Zip Mailed to Tenant	HB0693, Ch. 124 Effective 10/01/2024
(1) Tenant	2 Tenant		
(3) Tenant	(4) Tenant	Constable/Sheriff	
Address		Served on Party:	
City	State	Zip	
		Date PLAINT FOR REPOSSESSION OF RENTED	
. The property is descr			, Marylanc
	ed to be licensed in order to ope	erate as a rental property?	Apt. City
	License number and expiration da because: \Box exempt: \Box of reason	ate	ther:
	-	Environment Article; \Box is affected property, \Box	
	quired; MDE inspection certificate		is valid for the current tenancy; or \square owner is
The tenant rents from the Landlord requests a	he landlord who asks for possession money judgment (requires person	ant non-cooperation during remedial work. on of the property based on the amount of rent nal service).	
due on theAs of today, rent is due	for the \Box week \Box months of \Box	§ 8 □ other. Tenant is responsible to pay the f th, which has not been paid or reduced to judg in the tota	ment. al amount of \$ less tenan
payments of $($ Late for the \Box weeks [\Box months of \Box	and security deposits under PU §7-309 / RP § are due in	8-212.3. \$ Net Rent the amount of \$
\Box The landlord reques	sts rent becoming due after the date	e of filing, but due by the date of trial in the am	nount of\$
	foreclosure of the tenant's rights of	f redemption be foreclosed due to prior judgme	ents; . List the prior case numbers and judgmen
☐ All the tenants on the l	OF TENANT(S) lease are listed above. At least of	Case Numbers & Judgment Dates legal will), and without next of kin.	a.umuc.05u.mm/
supporting this stateme	Specific fac	cts must be given for the court to conclude that each tenant who is a nat	ural person is not in the military.
 Landlord provided a N by □ first-class mail - 	- mail service certificate of mailing	It for Summary Ejectment (Failure to Pay Rent g \Box affixed to door of the leased property \Box of	t) to the tenant on
rint Name of Signer (Landlord/Attorn	ey/Agent)	Signature of Landlord/Attorney/Agent	Attorney Number / Party # Date
ddress			Telephone
ax	DISPOS	E-mail	SUMMONS
	DISPOS t of: Tenant Landlord Court	TO the sheriff of this county/ or constable of this court (or in Wicomi Co.unty, other process server):	TO the sheriff of this county /
 Postponed at the reques Postponed at the reques 	t of: \Box Tenant \Box Landlord \Box Court t of: \Box Tenant \Box Landlord \Box Court	TO the sheriff of this county/ or constable-of this court (or in Wicom	the sheriff of this county / to constable of this court: You are
 Postponed at the reques Postponed at the reques The following parties approximate the requester of the second second	t of: Tenant Landlord Court t of: Tenant Landlord Court ppeared on the final trial date:	TO the sheriff of this county/ or constable of this court (or in Wicomi Co.unty, other process server): ¥you are ordered to notify the tenant, assignee, or subtenant, or their or authorized agent, by personal service, if requested by the landlord, appear in the District Court at the trial of this matter to show cause w demand of the landlord should not be granted. Personal service is to l	known , to hy the be may TO the sheriff of this county / constable of this court: You are- ordered to serve this notice on the
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 Postponed at the reques Postponed at the reques The following parties at Landlord Landle Judgment in favor of I Rent due and unpaid: \$ Money judgment for \$_ Voluntary dismissal by: Case dismissed Landle 	t of: Tenant Landlord Court t of: Tenant Landlord Court ppeared on the final trial date: ord's Agent/Attorney Tenant 1 landlord for possession of the pren ; minus utility credits of by: Default Trial plus costs against:	TO the sheriff of this county/ or constable of this court (or in Wicomi Co.unty, other process server): ¥you are ordered to notify the tenant, assignee, or subtenant, or their or authorized agent, by personal service, if requested by the landlord, appear in the District Court at the trial of this matter to show cause w demand of the landlord should not be granted. Personal service is to 4 be performed at the property subject to this complaint or at any other address. If landlord has not requested personal service is not requeste no person at least one person to be served cannot be located and servi- be served is found on the property or at another known address, you - affix an attested copy of the summons and complaint conspicuously of subject property that is the subject of this suit and mail a copy of the summons and complaint thereof to the tenant, assignee, or subtenant first-class mail to the address specified by the landlord. In the case of	 TO the sheriff of this county / constable of this court: You are ordered to serve this notice on the tenant, assignee, or subtenant, or their known or authorized agent in accordance with Real Property: Article § 8-401(b)(3). In the case of a deceased tenant, you are to notify the occupant or next of kin of the deceased tenant in accordance with
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DC-CV-082 (Rev.	10/20
10/01/2024)	

23 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.

D'T'E	OURT OF MARYLAND FOR				
Located at					
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Landlord			7 mixed on Fremises		
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			
]	Date		Date
FAILURE TO F 1. The property is descr	ibad as:		POSSESSION OF REI	NTED PROPER	RTY (REAL PROPERTY § 8-401) , Maryland.
1 1 2	ed to be licensed in order to op	Numb Numberate as a rental p	per Street		Apt. City
	License number and expiration d		Toporty :		
-	because: \Box exempt; \Box of reason		6(c)(1)(iii), (iv), or (v):	: 🗆 other:	
	-				gistration is current, its registration
has been renewed as re-	quired; MDE inspection certifica	te number,		, is valid fo	or the current tenancy; or \Box owner is
unable to state Certifica	ate No. because: \Box exempt \Box ter	nant non-cooperation	on during remedial wo	rk.	
4. The tenant rents from the tenant rents from the tenant rents from the tenant rent rent rent rent rent rent rent re	he landlord who asks for possess	ion of the property l	based on the amount o	f rent and costs	determined to be due.
Landlord requests a 5 This \square is not \square is a sc	money judgment (requires perso overnment subsidized tenancy \Box	al service). 88 □ other Tena	nt is responsible to pay	the following:	amount of rent: \$
due on the	\square of the \square week \square more	nth, which has not b	been paid or reduced to	judgment.	
As of today, rent is due	for the \Box weeks \Box months of		in th	e total amount of	of \$less tenant
payments of \$ () for utility bills, fees	, and security depos	sits under PU §7-309 /	RP § 8-212.3.	S Net Rent
Late for the \square weeks \square	□ months of		are o	lue in the amou	SUBTOTAL \$
7. \Box The landlord reques	ts rent becoming due after the da	te of filing, but due	by the date of trial in t	he amount of	
_		-	-		
9. The landlord requests f	oreclosure of the tenant's rights of	of redemption be for	reclosed due to prior ju	idgments; . List	the prior case numbers and judgment
dates within the past 12	e months:	Cas	e Numbers & Judgment Dates		
$\square All the tenants on the l$	lease are listed above. 🗆 At least	a legal will), and with	thout next of kin.	scra.dmdc.os	
supporting this stateme \Box Lam unable to determ	nit arc. Specific f nine whether or not any tenant	facts must be given for the cou	rt to conclude that each tenant who	o is a natural person is no	ot in the military.
	Notice of Intent to File a Complai			Rent) to the te	nant on
by 🗆 first-class mail -	- mail service certificate of mailin	ng \Box affixed to doo	or of the leased propert	ty \Box delivered e	electronically – proof 84 transmission.
I do solemnly affirm unde	r the penalties of perjury that the	matters and facts se	et forth above are true	to the best of m	y knowledge, information, and belief.
Print Name of Signer (Landlord/Attorn	ev/A cont)	Signatu	re of Landlord/Attorney/Agent		Attorney Number / Party # Date
-	zy/Agein)	Jigiau	e of Landord/Attorney/Agent	A	· · ·
Address					Telephone
Fax		I	E-mail		
		[1	SUMMONS
		TO the sheriff of this e Co.unty, other process	ounty/ or constable of this court (e server):	⊭ in Wicomico	TO the sheriff of this county /- constable of this court: You are-
		¥you are ordered to no	otify the tenant, assignee, or subten personal service, if requested by t		ordered to serve this notice on the
		appear in the District C	Court at the trial of this matter to shall should not be granted. Personal so	now cause why the	tenant, assignee, or subtenant, or
		be performed at the pro-	operty subject to this complaint or	at any other known	their known or authorized agent in
		no person at least one p	s not requested personal service is- person to be served cannot be locat	ted and served, -to-	accordance with Real Property- Article § 8 401(b)(3). In the case of
			he property or at another known ac of the summons and complaint con		a deceased tenant, you are to notify-
		subject property that is	the subject of this suit and mail a net thereof to the tenant, assignee, o	copy of the	the occupant or next of kin of the
		first-class mail to the a	ddress specified by the landlord. In re-ordered to notify the occupant o	n the case of a	deceased tenant in accordance with-
NOTICE, If the court	warded you money in addition to t	deceased tenant by the	same procedure. if known.		Real Property Article § 8-401(b)(6).
obtain a lien on real pro	warded you money in addition to to to perty. Maryland Rule 3-621.	uic ⁱ jaasment tot pot		-5-11 to	

Judge/Clerk

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. <u>www.mdcourts.gov/helpcenter</u>. 410 260-1392.

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Located at				L		
Constant State		Δ	ffixed on Premises	l		
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Address			Date			
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1 Tenant	(2) Tenant	······				
(3) Tenant	(4) Tenant		Constable/Sheriff			
Address	~ 			l		
City	State	Zip	Served on Party:			
CAY					D :	
FAILURE TO F	PAY RENT - LANDLORD'S COMP	Da PLAINT FOR REPO			Date	TY § 8-401)
1. The property is descr	ibed as:	Number		A	•	, Maryland.
2. Is the property requir	ed to be licensed in order to oper	rate as a rental proj	perty?		ър. Спу	
· 1	License number and expiration da		-)(1)(:::) (:) (-4	a 🗖 ath an		
	because: \Box exempt; \Box of reasons affected property under §6-801, E				vistration is current it	s registration
	equired; MDE inspection certificate				r the current tenancy;	U
unable to state Certifica	ate No. because: 🗌 exempt 🗆 tena	ant non-cooperation		ork.	•	
4. The tenant rents from t	he landlord who asks for possessio	n of the property bas	sed on the amount of	of rent and costs of	determined to be due.	
Landlord requests a 5 This \square is not \square is a gr	money judgment (requires persons overnment subsidized tenancy \Box §	al service). S 8 🗌 other Tenant	is responsible to pa	v the following a	mount of rent [.] \$	
due on the	of the \Box week \Box mont	h, which has not bee	n paid or reduced to	o judgment.		
As of today, rent is due	for the \Box weeks \Box months of		in tl	ne total amount o	of \$	less tenant
payments of $($) for utility bills, fees, a □ months of	and security deposits	s under PU §7-309	' RP § 8-212.3. due in the amou	\$ s	Net Rent
6					SUBTOTAL\$	
7. \Box The landlord reques	sts rent becoming due after the date	of filing, but due by				
					TOTAL \$	1 • 1
dates within the past 12	Coreclosure of the tenant's rights of 2 months:			udgments; . List i	the prior case number	rs and judgment
1	ased, intestate (not having made a l	Case N Case N	umbers & Judgment Dates	Verified thro	ugh DOD at: scra.dm	de osd mil/
MILITARY STATUS (OF TENANT(S)	-		scra.dmdc.osd	1.mil/	
\Box All the tenants on the l	lease are listed above. 🗆 At least o	one tenant is in the m	ilitary service. 🗆 N	Jo tenant is in the	e military service and	the facts
supporting this stateme \Box L am unable to determ	sin are: Specific fact mine whether or not any tenant is	ts must be given for the court to	conclude that each tenant wh	io is a natural person is no	ot in the military.	
	Notice of Intent to File a Complaint			y Rent) to the ter	nant on	
by 🗆 first-class mail -	- mail service certificate of mailing	$g \square$ affixed to door of	of the leased proper	ty 🗆 delivered e	electronically - proof	
I do solemnly affirm unde	er the penalties of perjury that the n	natters and facts set f	forth above are true	to the best of my	y knowledge, informa	tion, and belief.
Print Name of Signer (Landlord/Attorn	ney/Agent)	Signature of	f Landlord/Attorney/Agent	At	ttorney Number / Party #	Date
Address						Telephone
Fax		<u>E-m</u>	ail			
					J SUMN	IONS
			unty/ or constable of this cour	t (or in Wicomico	TO the sheriff of th	
			ify the tenant, assignee, or sub		constable of this co	
		appear in the District Co	personal service, if requested lourt at the trial of this matter to should not be granted. Person	o show cause why the	ordered to serve thi tenant, assignee, or	
		be performed at the prop	should not be granted. Person perty subject to this complaint	or at any other known	their known or auth	
		no person at least one pe	not requested personal service erson to be served cannot be lo	ocated and served, -to-	accordance with Re	
		affix an attested copy of	e property or at another known the summons and complaint of the subject of this suit and mail	conspicuously on the	Article § 8-401(b)(a deceased tenant,	- /
		summons and complaint	he subject of this suit and mai thereof to the tenant, assigne	e, or subtenant by	the occupant or nex	
		deceased tenant, you are	dress specified by the landlord		deceased tenant in	
NOTICE: If the court a	warded you money in addition to the		ame procedure , if known .		Real Property Artic	xle § 8-401(b)(6).
obtain a lien on real pro	operty. Maryland Rule 3-621.	~ J[

Judge/Clerk

DC-CV-082 (Rev. 10/2023 10/01/2024)

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

	_	
Case I		
LANCI	NU	

Title	- , on					
bove listed address; (2) 18 years of age or	older; (3) of suitable	discretion in that	relationsh	hip to the de	fendant is	
nd that; (4) the above listed address is the	ne defendant's reside	ence or usual pla	ce of abo	de. The fact	s upon whic	h I concluded that th
ndividual served is of suitable age and d	iscretion are:					
Description of the person served: Race	Sex	Eyes _		Hair	Wt	Age
ther						
FOR PRIVATE PROCESS SERVER						
		alties of perjury	that all in	nformation p	Telepho provided by 1	
est of my knowledge, information, and	belief.			nformation p	provided by 1	me herein is true to
				nformation p		me herein is true to
am at least 18 years of age. I solemnly est of my knowledge, information, and Date WICOMICO COUNTY ONI	belief. Signature of Sheriff	/Constable/Private F	rocess		Printed N	me herein is true to

Date

, and by posting on the premises on \dots

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 Process Server

Printed Name

(Back)

NOTICE TO THE TENANT

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 complaint. Before filing a complaint for failure to pay rent, the landlord 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 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.
 If service of process has been made upon you by posting and mailing, only a judgment for possession can be entered against you. However, lif 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. Your landlord is requesting possession of the

premises due to a failure to pay rent. You should come to court to state the facts. You have a right to bring a lawyer to court with you. Needlegal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center at 410 260 1392 or <u>mdcourts.gov/helpcenter</u>. **BRING THIS PAPER WITH YOU TO COURT!**

For your eviction. Possession of the premises must be given to the landlord, or the landlord's agent or attorney, within seven (7) four (4) business days after the trial.
 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 seven (7) four (4) business days from the date of judgment.

10. You have a right to pay the amount due —listed on the Warrant of Restitution —at any time until before the eviction begins, unless the court has foreclosed that right because of the number of rent judgments you have had in the past-twelve (12) months. If the court has foreclosed the right of restitution, paying the amount due will not stop the eviction. 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. The court may issue a Warrant of Restitution at any time seven (7) four (4) business days 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-

13. For cases filed on or after August 1, 2024, The District Court, within sixty (60) days, will shield all court records in this case if thefailure to pay rent case did this case does not result in a judgment of possession. For cases filed on or after October 1, 2024, Iif the failure to pay rent this case does did result in a judgment of possession, you may petition the court to shield the case all court records if at leasttwelve (12) months have passed since the final resolution of this case, and you have exercised the right of redemption by paying all pastdue amounts at any time before eviction. For cases filed on or after October 1, 2024, you may petition to shield if you have good cause to shield.tendering in cash, certified check, or money order to satisfy all past due amounts, plus all court awarded costs and fees, at any time before actual execution of the eviction order.

IN BALTIMORE CITY ONLY

- 13.14. 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 a judge for decision. If the a judge determines that the landlord did not comply with the notice requirements, the eviction will be vacated/canceled, and the landlord 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 your personal property left in or around the rental unit is considered abandoned. 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.

NOTICE TO THE TENANT

- 1. To request a foreign language interpreter or reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately.
- 2. Use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.
- 3. Before filing this complaint, the landlord is required by law to provide you with a written notice of landlord's intent to file the
- complaint if you didn't pay all rent and late fees due within ten (10) days. You should tell the judge if you didn't receive the notice.
 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 amount, sometimes called "future rent," is listed on line 7 of the complaint.
- 5. If you were served with the complaint by mail and posting on the property, the landlord may obtain a judgment of possession.
- 6. 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:
- (a) Please be early and bring this paper with you.
- (b) 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.
- (c) If your lease requires landlord to pay the gas or electric bill and you ended up paying it, bring proof of payment to court.
- (d) 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.
- (e) If you believe that you have any other defense to this complaint, be prepared to state all the facts clearly to the judge.
- (f) 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.
- 7. What happens next if the court enters a judgment for the landlord?
- (a) The court has entered a judgment for possession for the landlord: this means that you have lost your case.
- (b) If you don't pay the rent and late fees due within seven (7) business days, the court, on request of the landlord, will sign a Warrant of Restitution. The warrant will be sent to the sheriff (constable in Baltimore County), who will schedule the eviction.
- (c) The eviction will be cancelled if you pay all money due, including filing fees, before the eviction occurs, unless the judgmentissued by the court is without right of redemption. See next paragraph.
- (d) If there have been three (3) prior judgments (four (4) in Baltimore City) against you in rent court for this property in the pasttwelve (12) months, the judgment of possession will be without right of redemption. This means that even if you pay all money duebefore the date of eviction, the landlord can still evict you.
- (e) 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.
- 8. Shielding:
- (a) If you won your case: The court will shield all court records in the case if the case doesn't result in a judgment against you.
- (b) <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 caserecords if at least twelve (12) months have passed since the final resolution of the case AND you exercised the right of redemption bypaying all past due amounts before eviction. You may also petition to shield if you can show other good cause to shield.
- 9. Baltimore City only:
- (a) The landlord must give the tenant notice of the first scheduled eviction date by both (1) mailing the notice to the tenant by firstclass mail with a certificate of mailing 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. The tenant 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 the tenant's favor, the evictionwill be cancelled, and the landlord will have to apply for a new warrant.
- (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 (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/deev082tbrs.pdf/deev082tbrs.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/dccv082bls.pdf
- 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

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. Your landlord is required by law to give you a written notice that they intend to file a case against you ten (10) days beforefiling the complaint for failure to pay rent. If you did not receive the notice, tell the judge when you get to court.
- 56. 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.

67. 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.

78. 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.

89. 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

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