

**DISTRICT COURT OF MARYLAND FOR**

Located at _____

No. of residents 1 2 3 4

**CASE NUMBER
TRIAL DATE & TIME**

Park Owner _____

Affixed on Mobile Home _____

Address _____

Date _____

City _____ State _____ Zip _____

☐ Mailed to Resident

① Resident _____

② Resident _____

Constable/Sheriff _____

③ Resident _____

④ Resident _____

Address _____

Served on Party: _____

City _____ State _____ Zip _____

Date _____

Date _____

FAILURE TO PAY RENT - PARK OWNER'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8A-1701)

1. The property is a ☐ mobile home ☐ park lot described as: _____
Maryland, _____
Number _____ Street _____ Apt. _____ City _____
Property Name _____
2. Is the park owner required by law to be licensed/registered in order to operate this premises as a rental property? ☐ Yes ☐ No. If so, is the park owner currently licensed/registered ☐ Yes ☐ No. License/Registration number if applicable: _____
3. The resident rents from the park owner, who asks for possession of the property based on the amount of rent and costs determined to be due.
☐ Park owner requests a money judgment (requires personal service).
4. This ☐ is ☐ is not a government subsidized tenancy. Resident 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.
As of today, rent is due for the ☐ weeks ☐ months of _____ in the total amount of \$ _____
Late charges accruing in or prior to the month in which the complaint was filed for the ☐ weeks ☐ months of _____ are due in the amount of \$ _____
5. _____ TOTAL \$ _____
6. The park owner requests the resident's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months: _____
Case Numbers & Judgment Dates _____
- ☐ All the residents on the lease are listed above.
☐ At least one resident is in the military service.
☐ No resident is in the military service and the facts supporting this statement are: _____

Specific facts must be given for the court to conclude that each resident who is a natural person is not in the military

☐ I am unable to determine whether or not any resident is in the military service.☐ Verified through DOD at:
<https://scra.dmdc.osd.mil/>

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 (Park Owner/Attorney/Agent) _____

Signature of Park Owner/Attorney/Agent _____

Attorney Number/Party# _____

Date _____

Address _____

Telephone _____

Fax _____

E-mail _____

Continued on _____ Request of _____ Reason _____

DISPOSITION

New Date: _____

SUMMONS

- ☐ Postponed at the request of: ☐ Resident ☐ Park Owner ☐ Court. Reason: _____
- The following parties appeared on final trial date: ☐ Park Owner ☐ Park Owner's Agent/Attorney
☐ Resident 1 ☐ Resident 2 ☐ Resident 3 ☐ Resident 4 ☐ Resident's Attorney
- ☐ Determined due and unpaid: \$ _____ by: ☐ Default ☐ Trial ☐ Consent
- ☐ Judgment in favor of the park owner for possession of the premises – resident to yield possession of premises to park owner within 30 days after trial ☐ Without the right of redemption
- ☐ Money judgment for \$ _____ plus costs against Resident ☐ #1 ☐ #2 ☐ #3 ☐ #4
- ☐ Voluntary dismissal by: ☐ Park Owner ☐ Stipulation of parties
- ☐ Case dismissed ☐ Park Owner FTA ☐ No party appeared ☐ Other: _____
- ☐ Judgment for resident: ☐ After trial ☐ By consent
- If applicable: ☐ Park Owner has violated Real Prop., § 8A-1102(b)
☐ Recovery of possession of the property
☐ Actual damages of \$ _____
☐ Reasonable attorney's fees of \$ _____ and costs
- ☐ Execution stayed until _____
- ☐ Execution stayed by filing an approved appeal bond in the amount of \$ _____

TO the Sheriff or Constable: you are ordered to notify the resident, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the park owner should not be granted. Personal service may be performed at any known address. If the park owner has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy to the resident, assignee, or subtenant by first class mail to the address specified by the park owner. In the case of a deceased resident, notify the occupant or next of kin of the deceased resident by the same procedure.

Judge/Clerk _____

Date _____

Judge _____

ID Number _____

Date _____

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Signature of Park Owner/Attorney/Agent _____

Attorney Number/Party# _____

Date _____

Address _____

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Continued on _____

Request of _____

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Judge/Clerk_____
Date

NOTICE: If the court awarded a money judgment in addition to the judgment for possession, you have the right to obtain a lien on real property. Maryland Rule 3-621.

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

Case No. _____

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery _____,

_____, on _____ at _____

Title

Date

Time

Location

_____. The person I left the papers with acknowledged being: (1) a resident of the above listed

address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the defendant is: _____

and that; (4) the above listed address is the defendant's residence or usual place of abode. The facts 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 SERVER ONLY:** Name: _____ Address: _____

Telephone

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 Sheriff/Constable/Private Process Server

Printed Name

(Back)

NOTICE TO THE RESIDENT

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. This park owner is asking the court to evict you for not paying rent. 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.
4. You have the right to go to court and 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 you believe that you have paid your rent and fees in full or that the amount the park owner 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.

5. What happens next if the court enters a judgment for the park owner?

- The court has entered a judgment for possession for the park owner: this means that you have lost your case.
- If you don't pay the rent and late fees due within fifteen (15) days, the court may sign a Warrant of Restitution if requested by the park owner. The court will send the warrant to the sheriff (constable in Baltimore County), who will schedule the eviction. An eviction includes the removal of the mobile home from the park owner's property.
- 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 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 park owner can still evict you.
- On the day of the eviction, the sheriff or constable will meet the park owner at your home. The park owner's workers will remove the mobile home and any additions or attachments to it from the premises. The sheriff or constable is not responsible for protecting your property.
- 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 two (2) business days from the 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.

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/import/district/forms/civil/dccv082mhbls.pdf>

El folleto informativo en español también se encuentra en el Internet en:

<https://www.mdcourts.gov/sites/default/files/courtforms/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/selfhelp>