This form is not printable, and cannot be completed online. This is a complex form with signatures needed on various pages. The Court requires the carbonless multi-part form, which is available from any District Court location (Baltimore City Civil forms can be found at Fayette and Gay Street location only). A sample form is provided here so you may see the information needed to complete the carbonless form. City ☐ Mailed to Tenant (2) Tenant (Defendant) (1) Tenant (Defendant) (3) Tenant (Defendant) (A) Tenant (Defendant) Constable/Sheriff Address Served on Party: City Date . FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY **REAL PROPERTY §8-401** 2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property?  $\square$  Yes  $\square$  No. If so, is the Landlord currently licensed/registered □Yes □No. License/Registration number if applicable: 3. The property:  $\square$  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.  $\square$  The property is not affected. 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  $\square$  is  $\square$  is not a government subsidized tenancy. Tenant is responsible to pay the following amount of rent: \$ of the  $\square$  week  $\square$  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 ) for utility bills, fees, and security deposits under PU §7-309 \$ \_ less Tenant payments of \$ ( Late charges accruing in or prior to the month in which the complaint was filed for the  $\square$  weeks  $\square$  months of \_\_\_\_\_\_ are due in the amount of \_\_\_\_\_ \$
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 ......... TOTAL \$ 9. The Landlord requests the Tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: ☐ All the Tenants on the lease are listed above. ☐ At least one Tenant is in the military service. ☐ No Tenant is in the military service and the facts supporting this statement are: ☐ Verified through DOD at: Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military. https://www.dmdc.osd.mil/appj/scra/. ☐ I am unable to determine whether or not any Tenant is in the military service. 10. The Tenant is deceased, intestate (not having made a legal will), and without next of kin. 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 Landlord/Attorney/Agent Signature of Landlord/Attorney/Agent Signer's Address Signer's Telephone Number Signer's Facsimile Number, if any Signer's E-mail Address, if any Continued to Request of DISPOSITION **SUMMONS** The following parties appeared on final trial date: 

Landlord 

Landlord's Agent/Attorney TO the Sheriff of this County/Constable of this Court: ☐ Tenant 1 ☐ Tenant 2 ☐ Tenant 3 ☐ Tenant 4 ☐ Tenant's Attorney You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal ☐ Rent due and unpaid: \$\_\_\_\_\_\_; minus utility credits of \$\_\_\_\_ service, if such service is requested by the plaintiff, to appear in the District Court at the trial of this matter to Net due and unpaid: \$\_\_\_\_\_\_ By: ☐ Default ☐ Trial ☐ Consent ☐ Judgment in favor of Landlord for possession of the premises and costs ☐ Without the right show cause why the demand of the landlord should not be of redemption granted. Personal service is to be performed at the plus costs against Tenant #1 #2 #3 #4 property subject to this complaint or at any other known Voluntary dismissal by: Landlord Stipulation of parties 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 Case dismissed \( \subseteq \text{Landlord FTA } \subseteq \text{No party appeared } \subseteq \text{Other:} \) Judgment for Tenant If applicable: 
Landlord has violated Real Prop., \$8-216(b)
Recovery of Possession of the Property ☐ Actual Damages of \$ subtenant by first-class mail to the address specified by the plaintiff. In the case of a deceased tenant, you are ☐ Reasonable Attorney's Fees of \$\_\_\_ ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known. Execution stayed until \_ Execution stayed by filing an approved appeal bond in the amount of \$ -

DC-CV-082 (Rev. 1/2014)

Judge

Date

Judge/Clerk

Date

Located at	T OF MARYLAND FOR	No	No. of tenants 1 2 3 4  CASE NUMBER  TRIAL DATE & TIME		
Landlord/Agent (Plaintiff)		A CC 1	Premises		
Address		Dat	te		
City	State	Zip	to Tenant		
Tenant (Defendant)	2 Tenant (Defendant)				
Tenant (Defendant)	4 Tenant (Defendant)	Constable	e/Sheriff		
Address		Served or	n Party:		
City	State	Zip			
FAILURE TO	PAY RENT - LANDLORI		REPOSSESSION OF F		
		REAL PROPERTY §8	-401	, Maryland	
2. Is the Landlord required	d as:  Number Street  by law to be licensed/registe	red in order to operate thi	s premises as a rental pro-	perty? $\square$ Yes $\square$ No. If so, is the	
Landlord currently licen 3. The property: ☐ is affect	sed/registered □Yes □No. ted property under \$6-801. E	License/Registration num	ber if applicable:	s current and its registration has	
been renewed as require	d, and its MDE inspection ce	rtificate numbered	, is va	llid for the current tenancy; or	
☐ owner is unable to sta☐ The property is not af	te Certificate No. because 🗀 fected.	property is exempt ☐ tena	ant refused access or to re	locate/vacate during remedial work	
4. The Tenant rents from the 5. This ☐ is ☐ is not a government.	he Landlord who asks for post vernment subsidized tenancy.	ssession of the property an Tenant is responsible to	nd a judgment for the amo	ount determined to be due. t of rent: \$ due on	
.1 0.1		. 1 1 1	1, 1		
\$less Ter	nant payments of \$ (	) for utility bills, fee	es, and security deposits u	otal amount of inder PU §7-309 \$Net Rent	
Late charges accruing in of	or prior to the month in whi	ch the complaint was filed the complaint was filed to the complaint was fil	l for the ☐ weeks ☐ mon	ths \$\$ SUBTOTAL \$	
6	ts rant becoming due ofter th	a data of filing but due by	the data of trial in the an	SUBTOTAL \$ nount of \$	
8	ne Tenant's right of redemption	on be foreclosed due to pr	•••••	TOTAL \$ se numbers and judgment dates	
=	as: At le	Case Num	ibers & Judgment Dates		
	tary service and the facts sup			□ Verified through DOD at:	
	must be given for the Court to conclude		son is not in the military.	ttps://www.dmdc.osd.mil/appj/scra/	
10. ☐ The Tenant is decease	e whether or not any Tenant sed, intestate (not having mad the penalty of perjury that the	le a legal will), and withou	ut next of kin.	est of my knowledge, information,	
Print Name of Landlord/Attorney/Age	ent		Signature of Landlord/Attorney/A	Agent Date	
Signer's Address				Signer's Telephone Number	
Signer's Facsimile Number, if any Continued to	Request of	Signer's E-mail Ad			
			ı	SUMMONS	
			subtenant, or their ki service, if such servi appear in the District show cause why the granted. Personal se property subject to the address. If personal person to be served it known address, you summons and complethat is the subject of summons and complethat is the subject of summons and complethat is the subject of	s County/Constable of this Court: notify the tenant, assignee, or nown or authorized agent, by personal ce is requested by the plaintiff, to t Court at the trial of this matter to demand of the landlord should not be revice is to be performed at the his complaint or at any other known service is not requested, or if no is found on the property or at another shall affix an attested copy of the laint conspicuously on the property this suit and mail a copy of the laint to the tenant, assignee, or ass mail to the address specified by case of a deceased tenant, you are the occupant or next of kin of the the same procedure, if known.	
				dge/Clerk Date	

	T OF MARYLAND FOR _			No. of tenants 1  CASE NUM TRIAL DATE	MBER
				TRIAL DATE	& TIME
Landlord/Agent (Plaintiff)			Affixed on Premise	es	
Address			Date	_	
City	State	Zip	☐ Mailed to Tena	nt	
·		•			
Tenant (Defendant)	2 Tenant (Defendant)				
Tenant (Defendant)	4 Tenant (Defendant)		Constable/Sheriff	f	
Address			Served on Party:		
City	State	Zip			
			Date	Date	
FAILURE TO	PAY RENT - LANDLOF	RD'S COMPLA	NINT FOR REPOPERTY §8-401	SSESSION OF RENTED PRO	OPERTY
1. The property is describe	ed as:		•		, Maryland.
2. Is the Landlard required	Number Street	stared in order to	A operate this prem	ises as a rental property? \(\sigma\) Yes \(\sigma\)	No. If so is the
Landlord currently licen	sed/registered TYes TNo	License/Regis	stration number if a	applicable:	
3. The property: ☐ is affect been renewed as require	ted property under §6-801,	Environment A	rticle, its registration	on with the MDE is current and it	ts registration has
Downer is unable to sta	te Certificate No because	nroperty is ex	Inspection Cer empt  tenant refu	rifficate No. ased access or to relocate/vacate of	during remedial work
☐ The property is not af	fected.		_		_
				Igment for the amount determined following amount of rent: \$	
41	🗖 1 🗖	. 1 1		1	
As of today, rent is due to less Tell	for the \(\) weeks \(\) months nant payments of \(\\$\) (	of) for uti	lity bills, fees, and	in the total amount of security deposits under PU §7-30	9\$
Laie charges accriting it	i or brior to the month in w	nich the combia	ini was inea ior in	er rweeks i i monins	
of	a	are due in the am	nount of	SUBTOTAL	. \$
7. ☐ The Landlord reques	sts rent becoming due after	the date of filing	but due by the da	ate of trial in the amount of	\$
9. The Landlord requests the	he Tenant's right of redemp	otion be foreclose	ed due to prior judg	gments. List the case numbers an	4 \$d judgment dates
within the past 12 month  ☐ All the Tenants on the le					
All the Tenants on the le	ease are listed above. $\square$ At	least one Tenan	at is in the military	service.	
☐ No Tenant is in the mili	•			□ Veri	fied through DOD at:
Specific facts  I am unable to determin	must be given for the Court to conclude whether or not any Tenan	de that each Tenant who	o is a natural person is not	in the military	ndc.osd.mil/appj/scra/.
10. ☐ The Tenant is deceased	sed, intestate (not having m	ade a legal will)	and without next	of kin.	
I do solemnly affirm under and belief.	the penalty of perjury that	the matters and	facts set forth above	ve are true to the best of my know	vledge, information,
Print Name of Landlord/Attorney/Ag			Cionata	ure of Landlord/Attorney/Agent	Date
	ent		Signati	ure of Landford/Attorney/Agent	
Signer's Address					Signer's Telephone Number
Signer's Facsimile Number, if any Continued to	Request of		gner's E-mail Address, if a	nny Reason	
Continued to	Request of	·		SUMMONS	
				TO the Sheriff of this County/Consta You are ordered to notify the tenant,	able of this Court:
				subtenant, or their known or authoriz	zed agent, by personal
			1	service, if such service is requested by appear in the District Court at the trial show cause why the demand of the la	andlard chould not be
				granted. Personal service is to be pe	rformed at the
				granted. Personal service is to be pe property subject to this complaint or address. If personal service is not re person to be served is found on the p known address, you shall affix an att	quested, or if no
				known address, you shall affix an att summons and complaint conspicuou	tested copy of the
				that is the subject of this suit and ma	il a copy of the
				that is the subject of this suit and ma summons and complaint to the tenan subtenant by first-class mail to the ac the plaintiff. In the case of a decease	ddress specified by
	NOTICE: If judgm		tain was entered,	the plaintiff. In the case of a decease ordered to notify the occupant or i deceased tenant by the same proce	sed tenant, you are next of kin of the
	you may file a requ	uest that this judgi	ment be recorded.	deceased tenant by the same proce	eaure, 11 known.
D.C. CT7 000 /D 1/2014			'	Judge/Clerk	Date

## 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 side. 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 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 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 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 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 business days from 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.

## 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; <u>and</u>
  - 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 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/cancelled 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 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 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 <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 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.