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.

Landlord			Affixed on Premises	
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		

	I	Date	Date		
	FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REP	OSSESSION OF REN	TED PROPERTY (REAL	PROPERTY	(§ 8-401)
1.	The property is described as:	er Street	Apt.	City	, Maryland.
2.	The property is described as:	ty?	Apt.	City	
	\Box Yes, but unlicensed because: \Box exempt; \Box of reasons under RP § 8-406	(c)(1)(iii), (iv), or (v):	other:		
3.	The property: is affected property under § 6-801, Environment Article, renewed as required; MDE inspection certificate number,	its registration with the	MDE is current, and its re	gistration ha	as been able to
	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 \Box is not \Box is a government subsidized tenancy $\Box \S \$ \Box$ other. Tena due on the of the \Box week \Box month, which has not been paid of the starting for the \Box month, which has not been paid of the starting for the starting \Box month, which has not been paid of the starting tensor.				
	As of today, rent is due for the \Box weeks \Box months of payments of \$ () for utility bills, fees, and security depose Late charges accruing in or prior to the month in which the complaint was of are due in the amount of .	its under PU § 7-309 / 1 filed for the □ weeks [total amount of \$ RP § 8-212.3. ☐ months	\$	Net Rent
	of are due in the amount of .			\$	
6.			SUBTOTAL	. \$	
7.	\Box The landlord requests rent becoming due after the date of filing, but due	•			
8	The landlord requests foreclosure of the tenant's rights of redemption due		TOTAL	\$:41.:
9.	All the tenants on the lease are listed above. \Box At least one tenant is in the	to prior judgments; prio	r case numbers and judgn	ient dates wi	ithin the past
	All the tenants on the lease are listed above. \Box At least one tenant is in the supporting this statement are:	military service. \square No	tenant is in the military s	ervice and th	ne facts
	supporting this statement are:	service.	Verified throug	h DOD at: scr	ra.dmdc.osd.mil/
10	. \Box The tenant is deceased, intestate (not having made a legal will), and wit	hout next of kin.			
11.	Landlord provided a Notice of Intent to File a Complaint for Summary Eje by \Box first-class mail – mail service certificate of mailing \Box affixed to doo	or of the leased property	\Box delivered electronical	v = proof of	transmission
I d	o solemnly affirm under the penalties of perjury that the matters and facts se	et forth above are true to	the best of my knowledg	e, informatio	on, and belief.
Prin	t Name of Signer (Landlord/Attorney/Agent) Signatur	e of Landlord/Attorney/Agent	Attorney Number /	Party #	Date
Add	ress			Tel	lephone
Fax	ntinued to Request of	-mail Reaso	n		
CU					
Real Ne	DISPOSITION e following parties appeared on final trial date: Landlord Landlord's Agen Tenant1 Tenant 2 Tenant 3 Tenant 4 Tenant's Attorney Judgment in favor of landlord for possession of the premises and costs nt due and unpaid: minus utility credits of under PU t due and unpaid: by: Default Trial Consent Money judgment for plus costs against tenant #1 Money judgment for \$ plus costs against tenant #1 Voluntary dismissed by: Landlord FTA No party appeared Other: Judgment for tenant If applicable: Landlord has violated RP § 8-216(b) Reasonable Attorney's Fees of \$ and costs ecution stayed until	§ 7-309 / RP § 8-212.3 No right of redemption #2 □ #3 □ #4 □	TO the sheriff or constable process server): you are or assignee, subtenant, or the if requested by the landlor Court to show cause why should not be granted. Per performed at the property any other known address. requested personal service served cannot be located a copy of the summons and the subject property and m assignee, or subtenant by f specified by the landlord. I tenant, notify the occupant tenant by the same proced	dered to notif ir agent, by pp d, to appear in the demand o sonal service subject to this If the landlore, or if at least and served, aff complaint con nail a copy to i first-class mai In the case of t or next of kin	fy the tenant, ersonal service, n the District f the landlord may be s complaint or at d has not one person to be fix an attested nspicuously on the tenant, l to the address a deceased
			Judge/Clerk		Date

Judge Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. DC-CV-082 ¿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. mdcourts.gov/helpcenter. 410 260-1392. (Rev. 10/01/2024)

Date

ID Number

Judge/Clerk

DISTRICT CO	OURT OF MARYLAND FOR			No. of tenants 1 2 3 4 CASE NUMBER TRIAL DATE & TIME
Landlord			Affixed on Premises	
Address			Date	
City	State	Zip	— D Mailed to Tenant	
	(2) Tenant			
(1) Tenant	<u> </u>			
(3) Tenant	(4) Tenant		Constable/Sheriff	
Address			Served on Party:	
City	State	Zip		
			Date	Date
 The property is descr Is the property required No Yes, provide Yes, but unlicensed The property: is aff 	tibed as:	e as a rental proj lates under RP § 8-4 vironment Artic	fumber perty? Street 406(c)(1)(iii), (iv), or (v); [ele, its registration with the	, Maryland.
state Certificate No. be 4. The tenant rents from	ecause: $\hat{\Box}$ exempt \Box tenant refuse the landlord who asks for possessi	ed access or to a ion of the prope	relocate/vacate for remed erty and a judgment for th	
due on the of As of today, rent is due payments of \$ (Late charges accruing of	of the week month, which he for the weeks months of) for utility bills, fees, a in or prior to the month in which t are due	and security dep the complaint w in the amount of	id or reduced to judgment in th posits under PU 7-309 / /as filed for the \Box weeks of	e total amount of \$less tenant (RP § 8-212.3. \$ months
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All the tenants on the l supporting this stateme	ease are listed above. \Box At least cent are:	one tenant is in	ase Numbers & Judgment-Dates The military service.	To tenant is in the military service and the facts
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Print Name of Signer (Landlord/Attorne	y/Agent)	Sig	nature of Landlord/Attorney/Agent	Attorney Number / Party # Date
Address Fax			E-mail	Telephone
_ontinued to	Request	t of	Rea:	SON
				Judge/Clerk Date

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

	t	R		No. of tenants 1 2 3 CASE NUMI	BER
Landlord		Affix	ed on Premises	TRIAL DATE &	TIME
Address		·	Date		
City	State	Zip \M	ailed to Tenant		
chy	State		and to renant		
1 Tenant	(2) Tenant	······			
3 Tenant	(4) Tenant	Cor	stable/Sheriff		
Address		Ser	ved on Party:		
City	State	Zip			
		Date		Date	
	TO PAY RENT - LANDLORD'S (COMPLAINT FOR REPOSS	ESSION OF RE		ERTY § 8-401)
. The property is	described as:	ame _ Number _	Street	Apt. City	, Maryland.
. Is the property re	equired to be licensed in order to op	berate as a rental property?	bucct	np. Oly	
\square No \square Yes, p \square Yes, but unlic	provide License number and expiration \mathbb{C} and \mathbb{C}	tion date	(iii) (iv) or (v) :	other:	
. The property: \Box	is affected property under § 6-801 ired; MDE inspection certificate nu	, Environment Article, its re	gistration with th	e MDE is current, and its registrat	ion has been s unable to
state Certificate	No. because: \Box exempt \Box tenant from the landlord who asks for po	refused access or to relocate/	vacate for remed	ial work. 🗆 The property is not a	ffected.
	is a government subsidized tenand				
due on the	of the \Box week \Box month, where \Box	hich has not been paid or red	uced to judgmen	t.	
As of today, rent payments of \$ (t is due for the \Box weeks \Box month) for utility bills,	s of	10 tr	te total amount of \$\$	less tenant
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of	are	e due in the amount of		·····\$	
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(Day	10/01/2024)
(Rev.	10/01/2024)

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

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:

- <u>If you won your case</u>: 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 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/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: mdcourts.gov/helpcenter