

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.



Located at _____ Court Address _____ Case No. _____

Plaintiff/Agent _____

Address of Plaintiff/Attorney/Agent _____

City _____ State _____ Zip _____

① Defendant _____ ② Defendant _____

③ Defendant _____ ④ Defendant _____

Address of Defendant _____

City _____ State _____ Zip _____

☐ EVICTED ☐ CANCELED MOVED
☐ CANCELED PAID ☐ CANCELED _____
☐ EXPIRED _____

Plaintiff/Agent _____

Constable/Deputy/Sheriff _____ Constable Number _____ Date _____

FOR OFFICE USE ONLY

PETITION - FOR WARRANT OF RESTITUTION

On _____ the Court:

- ☐ Determined the amount due to be \$ _____, plus costs of \$ _____
- ☐ Ordered that possession of the premises described as _____ be returned to the Plaintiff.
- ☐ Without right of redemption.
- ☐ Defendant has made the following payments (if any): \$ _____ leaving a balance due as of the filing of this Petition to be \$ _____ (not including court costs). ☐ Defendant remains in possession of the premises, therefore the Defendant has not complied with the judgment in this case. The Plaintiff requests possession of the premises in this case.

I do solemnly affirm under the penalties of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

_____ Date _____ Signature of Plaintiff/Agent/Attorney _____

_____ Signer's Address _____ Signer's Telephone Number _____

_____ Signer's Facsimile Number, if any _____ Signer's E-mail Address, if any _____

ORDER

State of Maryland _____ to wit:

To Sheriff of this County/Constable of this Court, Greetings:

The Court has determined that the Plaintiff is entitled to possession.

- ☐ The judgment for possession may be redeemed by payment to the Plaintiff or his agent, by cash, certified check, or money order the amount of \$ _____ plus costs of \$ _____, minus any payments made after _____ (date Petition is filed).

- ☐ The judgment for possession may not be redeemed.

Now, therefore,

- ☐ Unless Defendant tenders to the Plaintiff or his agent, cash, certified check or money order in the amount of \$ _____ plus \$ _____ costs.
- ☐ The judgment for possession may not be redeemed.

The Sheriff/Constable of this Court is ordered to deliver the premises to the Plaintiff (or the Plaintiff's agent or attorney) and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the Defendant(s) and any other occupant.

_____ Judge _____ Date _____

NOTICE: 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.

**DISTRICT COURT OF MARYLAND FOR**

City/County

Located at

Court Address

Case No.

Plaintiff/Agent

Address of Plaintiff/Attorney/Agent

City

State

Zip

① Defendant

② Defendant

③ Defendant

④ Defendant

Address of Defendant

City

State

Zip

☐ EVICTED☐ CANCELED MOVED☐ CANCELED PAID☐ CANCELED☐ EXPIRED

Plaintiff/Agent

Constable/Deputy/Sheriff

Constable Number

Date

FOR OFFICE USE ONLY**PETITION - FOR WARRANT OF RESTITUTION**

On _____ the Court:

- ☐ Determined the amount due to be \$ _____, plus costs of \$ _____
- ☐ Ordered that possession of the premises described as _____ be returned to the Plaintiff.
- ☐ Without right of redemption.
- ☐ Defendant has made the following payments (if any): \$ _____ leaving a balance due as of the filing of this Petition to be \$ _____ (not including court costs). ☐ Defendant remains in possession of the premises, therefore the Defendant has not complied with the judgment in this case. The Plaintiff requests possession of the premises in this case.

I do solemnly affirm under the penalties of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

Date

Signature of Plaintiff/Agent/Attorney

Signer's Address

Signer's Telephone Number

Signer's Facsimile Number, if any

Signer's E-mail Address, if any

ORDER

State of Maryland _____ to wit:

To Sheriff of this County/Constable of this Court, Greetings:

The Court has determined that the Plaintiff is entitled to possession.

- ☐ The judgment for possession may be redeemed by payment to the Plaintiff or his agent, by cash, certified check, or money order the amount of \$ _____ plus costs of \$ _____, minus any payments made after _____ (date Petition is filed).
- ☐ The judgment for possession may not be redeemed.

Now, therefore,

- ☐ Unless Defendant tenders to the Plaintiff or his agent, cash, certified check or money order in the amount of \$ _____ plus \$ _____ costs.
- ☐ The judgment for possession may not be redeemed.

The Sheriff/Constable of this Court is ordered to deliver the premises to the Plaintiff (or the Plaintiff's agent or attorney) and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the Defendant(s) and any other occupant.

Judge

Date

NOTICE: 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.

NOTICE OF EVICTION

The Court has ordered that you be evicted. If the property is in Baltimore City there are special procedures that apply. See the notice on the back of this form for the special procedures in Baltimore City and for general information related to evictions from properties that are not in Baltimore City.

THERE WILL BE NO FURTHER NOTICE

IMPORTANT NOTICE TO THE DEFENDANT (DOES NOT APPLY TO BALTIMORE CITY)

The Court has ordered enforcement of the judgment for possession which has been entered against you. This means that you can be forcibly removed from the premises at any time after the date of this order, **without warning!** THERE WILL BE NO FURTHER NOTICE.

To prevent the eviction you have the right to pay the amount that the Court determined to be due, plus costs. If you have made payments since the Court made its determination, have receipts and are able to pay the balance at the time of eviction but the landlord does not agree, the Court will determine the proper amount. However, if the Court has ordered possession without the right of redemption you may NOT remain on the premises, **unless** you and the Plaintiff agree in writing that you may stay.

On the day of eviction the Sheriff or Constable will meet the Plaintiff and his workers at your home. The Plaintiff's workers will remove the property from the premises. The Sheriff or Constable is not responsible for protecting your property.

If you have arranged to move to another place, please do so immediately because if the Sheriff or Constable is forced to put you out, some of your property could become lost, stolen or damaged. You may also be required to pay moving and storage charges to get back your possessions.

BALTIMORE CITY ONLY IMPORTANT NOTICE TO DEFENDANTS

The landlord in a failure to pay rent case, must provide notice to the tenant of the first scheduled eviction date in two separate ways:

- Mail notice to the tenant by first-class mail with a certificate of mailing at least 14 days in advance of the first scheduled eviction date; and
- **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 given. 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 will 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.

The landlord is strictly prohibited 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, subject to a penalty of up to \$1,000 for each day of unlawful dumping. The landlord may dispose of the abandoned property by transporting it to a licensed landfill or solid waste facility, donating it to charity, or some other lawful means.

On eviction day any personal property left in or around the rental unit is considered abandoned. When the sheriff returns possession of the rental 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.

MOBILE HOMES

Failure to Pay Rent (Real Property 8A-1701)

Judgment has been previously entered in favor of the Park Owner for possession of the premises. This warrant orders that the Park Owner be put in possession of the premises and that the mobile home be removed. Payment of the amount owed plus late fees and court costs, by cash, certified check or money order, will redeem the premises unless the resident has received three judgments in twelve months of rent due.

Tenant Holding Over (Real Property 8A-1702)

Judgment has been previously entered in favor of the Park Owner for possession of the premises. This warrant orders that the Park Owner be put in possession of the premises and that the mobile home be removed.