



DISTRICT COURT OF MARYLAND FOR _____

Located at _____

No. of tenants 1 2 3 4

CASE NUMBER
TRIAL DATE & TIME

Affixed on Premises

Landlord/Agent (Plaintiff)

Date

Address of Landlord/Agent

City State Zip

Mailed to Tenant

① Name of Tenant (Defendant)

Constable/Sheriff

② Name of Tenant (Defendant)

Address of Tenant

Served on Party:

City State Zip

Date _____ Date _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY UNDER REAL PROPERTY § 8-401

1. The property is described as: _____ Number _____ Street _____ Apt. _____ City _____ Maryland,

2. The property is affected property under § 6-801, Environment Article is not affected under § 6-801, Environment Article.

The property is MD Dept. of the Environment registered, _____ is not MDE registered.

Owner is unable to state Certificate No. because: property is exempt tenant refused access or to relocate/vacate during remedial work.

3. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.

4. This is is not a government subsidized tenancy. Tenant 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 \$ _____

The total amount of rent and late fees due at the date of this complaint is \$ _____

5. The Landlord requests future rent between the date of complaint and date of judgment in the amount of \$ _____

6. Total including future rent \$ _____

7. 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. Case Numbers & Judgment Dates

At least one Tenant is in the military service.

No Tenant is in the military service and the facts supporting this statement are: _____

Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.

I am unable to determine whether or not any Tenant is in the military service.

8. The Tenant is deceased, intestate (not having made a legal will), and without next of kin.

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

Print Name of Landlord/Attorney/Agent

Signature of Landlord/Attorney/Agent

Date

Address

Telephone

Continued to _____ Request of _____ Reason _____

DISPOSITION

The following parties appeared on final trial date: Landlord Tenant

Determined due and unpaid: \$ _____ By default After trial By consent

Judgment in favor of Landlord

For possession of the premises Without the right of redemption

Money judgment for \$ _____ against Tenant #1 #2

Costs against Tenant \$ _____

Voluntary dismissal by: Landlord Stipulation of parties

Case dismissed for _____

Judgment in favor of Tenant

Non Pros After trial By consent

Execution stayed until _____

Execution stayed by filing an approved appeal bond in the amount of \$ _____

SUMMONS

STATE OF MARYLAND, TO WIT:
TO Sheriff of this County/Constable of this Court, Greetings:
You are hereby ordered to notify by first-class mail, the Defendant or if the Defendant is deceased, (if paragraph 8 above is checked) notify by personal service the occupant or next of kin of the deceased tenant named in this Complaint to appear before the District Court to answer the Landlord's complaint to show cause why the prayer of the Landlord should not be granted, and you shall proceed to serve the Summons upon the Defendant in the property or upon Defendant's known or authorized agent, but if for any reason neither the Defendant, nor his agent or if the Defendant is deceased neither the occupant nor next of kin can be found, then you shall affix an attested copy of the Summons conspicuously upon the property.

Judge

Date

Judge/Clerk

Date



DISTRICT COURT OF MARYLAND FOR _____

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No. of tenants	1	2	3	4
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Affixed on Premises

Landlord/Agent (Plaintiff) _____

Date _____

Address of Landlord/Agent _____

City _____ State _____ Zip _____

Mailed to Tenant

Name of Tenant (Defendant) _____

Constable/Sheriff _____

Name of Tenant (Defendant) _____

Address of Tenant _____

Served on Party: _____

City _____ State _____ Zip _____

Date _____ Date _____

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The property is MD Dept. of the Environment registered, _____ is not MDE registered. Inspection Certificate No.

Owner is unable to state Certificate No. because: property is exempt tenant refused access or to relocate/vacate during remedial work.

3. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.

4. This is is not a government subsidized tenancy. Tenant 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 \$ _____

The total amount of rent and late fees due at the date of this complaint is \$ _____

5. The Landlord requests future rent between the date of complaint and date of judgment in the amount of \$ _____

6. Total including future rent \$ _____

7. 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: _____ Case Numbers & Judgment Dates

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Print Name of Landlord/Attorney/Agent _____

Signature of Landlord/Attorney/Agent _____ Date _____

Address _____ Telephone _____
Continued to _____ Request of _____ Reason _____

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Judge/Clerk _____ Date _____



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Landlord/Agent (Plaintiff) _____

Date _____

Address of Landlord/Agent _____

City _____ State _____ Zip _____

Mailed to Tenant

Name of Tenant (Defendant) _____

Constable/Sheriff _____

Name of Tenant (Defendant) _____

Address of Tenant _____

Served on Party: _____

City _____ State _____ Zip _____

Date _____ Date _____

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Signature of Landlord/Attorney/Agent _____ Date _____

Address _____ Telephone _____

Continued to _____ Request of _____ Reason _____

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NOTICE: If judgment for a sum certain was entered, you may file a request that this judgment be recorded.

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. **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.
4. 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.
5. 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!**
6. If the Court enters a judgment for the Landlord and orders you to move out, the Landlord may, on the fifth day after the trial date, apply for a warrant for your eviction.
7. The warrant will be sent to the Constable or Sheriff who will then schedule an eviction if the rent has not been paid.
8. The Court may issue a Warrant for Eviction at any time after four business days from the date of judgment.
9. 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 for Eviction at any time after four business days from the date of judgment.
10. Except in Baltimore City, on the day of the eviction the Sheriff or Constable will meet the Landlord and his workers at your home. The Landlord's workers will remove the property from the premises. All goods will be placed on the road or street. The Sheriff or Constable is not responsible for protecting your property.

IN BALTIMORE CITY ONLY

11. **Special notice requirements apply to evictions.** The landlord must provide notice to the tenant of the first scheduled eviction date in each of three 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; and
- Mail the notice to the tenant by **certified mail 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 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 postponed for 15 days. 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 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 and 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.

APPEAL

You may file an appeal within four 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.

DC/CV 82 SPECIAL INSTRUCTIONS

Each form to consist of 6 parts. Stock colors to be as follows. Printer to add page identifier label to each in red, block letters, all caps:

Part	Color	Marginal	Parts alike	Back Printing
Page 1	White (original) #16	COURT	1 & 4	
Page 2	Yellow 12.5#	TENANT	2,3,6	Yes
Page 3	Goldenrod 12.5#	TENANT	2,3,6	Yes
Page 4	Pink 12.5#	COURT	1 & 4	
Page 5	Green 12.5#	LANDLORD	5	
Page 6	White 20#	TENANT	2,3,6	Yes

SPECIAL REQUIREMENTS

Cash register imprint inside upper right box

Signature imprint on bottom right line

Use folding machine to tri-fold tenant copy for mailing

Tenant copy mailed in window envelope

Parts alike: 1 & 4 / 2 & 3 & 6 / 5

Page 5 only - special notice at bottom of page to read as follows:
NOTICE: If judgment for a sum certain was entered,
you may file a request that this judgment be recorded.

Back printing on Parts 2, 3, 6 only