



DISTRICT COURT OF MARYLAND FOR \_\_\_\_\_  
City/County

Located at \_\_\_\_\_ Court Address Case No. \_\_\_\_\_

\_\_\_\_\_  
Landlord (Plaintiff) VS. \_\_\_\_\_  
Name of Tenant (Defendant)

\_\_\_\_\_  
Address of Landlord/Attorney/Agent \_\_\_\_\_  
Address of Tenant

City State Zip City State Zip

**COMPLAINT AND SUMMONS AGAINST TENANT HOLDING OVER**  
(Real Property § 8-402)

The Complaint of the Plaintiff shows:

That the Plaintiff is lessor of the premises in or near \_\_\_\_\_, Maryland, known as \_\_\_\_\_ and the Defendant occupied the premises as periodic Tenant or unlawfully holds the premises after the expiration of the lease. The rental for the premises is \$ \_\_\_\_\_ per \_\_\_\_\_

That the Plaintiff, desiring to regain possession of the premises, served the Defendant on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, with a written notice (a copy of which is attached), to vacate the premises and to deliver possession to the Plaintiff on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

That the Defendant refuses to vacate the premises and to deliver possession of the premises to the Plaintiff.

WHEREFORE, the Plaintiff claims restitution of the possession of the premises and  actual damages \_\_\_\_\_ of \$ \_\_\_\_\_ for premises used as a residence  damages of \$ \_\_\_\_\_ for nonresidential property.

- 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 military service.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above Complaint are true and I am competent to testify to these matters.

\_\_\_\_\_  
Signature of Plaintiff or Attorney \_\_\_\_\_  
Address of Attorney

\_\_\_\_\_  
Date \_\_\_\_\_  
Telephone No. of Attorney

**SUMMONS**

STATE OF MARYLAND, \_\_\_\_\_ TO WIT:

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

IT IS ORDERED that you notify by first-class mail, the above-named Tenant, assignee or sub-tenant to appear before this Court on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ M; it is further

ORDERED, that you are to summons the above-named Tenant, assignee or sub-tenant to appear in the District Court shown on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ M, to show cause, if any why restitution of the possession of said premises should not forthwith be made to the Plaintiff, together with such damages as the Court may allow, and that if the Tenant does not appear, judgment may be entered against the Tenant for the relief demanded; and it is further

ORDERED that if you are unable to serve the Summons on the Tenant, assignee, or sub-tenant on the property, or upon the known or authorized agent of the Tenant, assignee, or sub-tenant, you are to affix a copy of the Summons conspicuously upon the property.

Issued on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and returnable to this Court on or before the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Date \_\_\_\_\_  
Judge/Clerk

**NOTICE TO THE TENANT:** If there is any rent due, the Landlord may, prior to the trial date shown, file a summary ejectment proceeding for failure to pay rent, and a warrant of restitution (eviction) may be issued.

**To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately.**

Copy of Writ of Summons and Complaint mailed by first-class mail to Tenant on \_\_\_\_\_  
Date

Copy of Writ of Summons and Complaint served on \_\_\_\_\_ on \_\_\_\_\_  
Name Date

Copy of Writ of Summons and Complaint served on \_\_\_\_\_ on \_\_\_\_\_  
Name Date

Neither the tenant, assignee, sub-tenant or agent of Tenant could be served so an attested copy of writ of summons  
and complaint was affixed conspicuously upon the premises described in complaint on \_\_\_\_\_  
Date

\_\_\_\_\_  
Constable/Officer's Signature