



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:

The Plaintiff is lessor of the premises in or near _____, Maryland, located at _____ 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 _____.

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 _____, _____.

The Defendant has failed to vacate the premises and to deliver possession of the premises to the Plaintiff.

The Plaintiff claims restitution of the possession of the premises and [] actual damages _____ of \$ _____ for residential premises [] 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 that the contents of the foregoing Complaint are true to the best of my knowledge, information, and belief.

Signature of Plaintiff or Attorney Address
Printed Name Address
Date Telephone Fax E-mail

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/ID Number /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. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

SHERIFF/CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to _____, on _____.

Tenant(s) Date Time

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to _____ ON _____

Name Title

_____ at _____

Date Time Location

The person I left the papers with acknowledged being: (1) A resident of above listed address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the defendant is _____ and that; (4) the above listed address is the defendant's residence or usual place of abode. The facts upon which I concluded that the individual served is of suitable age and discretion are: _____

Description of the Person served: Race _____ Sex _____ Eyes _____ Hair _____ Wt. _____ Age _____ Other _____

Neither the tenant(s) nor a person in possession of the property could be served so I affixed an attested copy of Writ of Summons and Complaint conspicuously upon the premises described in complaint on _____.

Date

Date

Signature of Sheriff/Constable

Printed Name