| | OURT OF MARYLAND FOR _ | | | CASE | ts 1 2 3 4 NUMBER ATE & TIME |
|---|--|---|---------------------------------------|---|---|
| | | | Affixed on Premis | | |
| Landlord | | | Affixed on Premis | ses | |
| Address | | | Date | — | |
| City | State | Zip | □ Mailed to Tena | int | |
| 1 Tenant | (2) Tenant | | | | |
| (3) Tenant | Tenant | | Constable/Sherif | f | |
| Address | | | Served on Party | | |
| City | State | Zip | ~~~~~~~~~~ | | |
| | TO PAY RENT - LANDLO | | | Dates | PERTY |
| | | REAL PROP | ERTY §8-401 | SSESSION OF FUEL | |
| 1. The property is desc | ribed as: Property Nam | e N | Jumber St | reet | City , Maryland. |
| Landlord currently li 3. The property: \Box is at | ired by law to be licensed/regi icensed/registered □Yes □Ne ffected property under §6-801 | b. License/Registration c. Environment Art | ration number if icle, its registrati | applicable F is cu. | Yes IN If so, is the egistration has |
| - | uired, and its MDE inspection | | Inspection C | , lid for the | current tenancy; or |
| The property is not 4. The Tenant rents fro 5. This \Box is \Box is not a | m the Landlord who asks for p government subsidized tenand | possession of the p cv. Tenant is resp | property and fue onsible to the | dgment for amount seter e following a unt of rent: S | cate during remedial work. mined to be due. § due on |
| As of today, rent is c | of the \Box week \Box month, whice due for the \Box weeks \Box month z Tenant payments of \$ (| is of | d or reduce | udgment. iv set total amount sits under PU a | nt of §7-309 \$ |
| Late charges accruin | ng in or prior to the month in w | which the compared are due in the and | it was for the | le 🗋 🥵 🗋 months | \$ |
| 6 7. □ The Landlord rec | uests rent becoming due after | the drawn. | but due by the | | YTAL \$ |
| 8 | quests rent becoming due after sts the Tenant's right of redem | pt foreclosed | to prior jud | gments. List the case number | vTAL \$ |
| within the past 12 m | onths: | | Ca | udgment Dates | |
| \Box All the Tenants on the \Box No Tenant is in the \Box | he lease are listed above. A military service and the | t least c Fenant oporting stat | is in the military | service. | |
| | facts must be given for the ourt to conc | | s a natural person is not | | Verified through DOD at: |
| \Box I am unable to determ 0. \Box The Tenant is de | mine whether or any Terrest any Terrest any Terrest any Terrest and the second se | t in the military nade will), | y service. and without next | of kin. | w.dmdc.osd.mil/appj/scra/. |
| belief. | enalty of perjut that | t the parties is and fa | acts set forth abo | ve are true to the best of my | knowledge, information, and |
| Print Name of Signer | Attorney/Agent* | Sigr | nature of Landlord/Attor | ney/Agent Attorney | Bar # / Party # Date |
| Address | | | | | Telephone |
| Fax Continued to | equest o | f | | Reason | |
| | DIS SITION | · | | SUMM | ONS |
| The following parties apportion Tenant 1 🗌 Tenan | eary finite date: Landlo t 2 Tenant 4 | ord 🗌 Landlord's Ag Tenant's Attorney | gent/Attorney | TO the Sheriff of this County/C You are ordered to notify the te | Constable of this Court: enant, assignee, or |
| Judgment in favor of L | andlord for possession of the pre | mises and costs | | subtenant, or their known or au service, if such service is reque | thorized agent, by personal ested by the landlord, to |
| | ; minus utility credits by:□Default □Tria | | | appear in the District Court at t show cause why the demand of | he trial of this matter to the landlord should not be |
| Money judgment for \$ | by: □ Default □ Tria plus costs ag y: □ Landlord □ Stipulation of | gainst Tenant #1 \square # | emption #2 [] #3 [] #4 [] | granted. Personal service is to property subject to this compla address. If personal service is | be performed at the int or at any other known not requested, or if no |
| Case dismissed Lar Judgment for Tenant | ndlord FTA No party appeared | Other: | | person to be served is found on known address, you shall affix | the property or at another an attested copy of the |
| If applicable: Land R | lord has violated Real Prop., §8-2 ecovery of Possession of the Prop ctual Damages of § | perty | | summons and complaint consp that is the subject of this suit ar summons and complaint to the | nd mail a copy of the tenant, assignee, or |
| Execution staved until | ctual Damages of \$ easonable Attorney's Fees of \$ | | | subtenant by first class mail to landlord. In the case of a deco ordered to notify the occupan | eased tenant, you are at or next of kin of the |
| Execution stayed by filing | g an approved appeal bond in the | amount of \$ | | deceased tenant by the same | procedure, if known. |
| Judge | ID N | umber | Date | Judge/Clerk | Date |

| | URT OF MARYLAND FOR _ | | | No. of tenants 1 2 3 4 CASE NUMBER | |
|---|---|--|--|---|---|
| | | | | TRIAL DATE & TIME | |
| Landlord | | | _ Affixed on Premise | es | |
| Address | | | Date | _ | |
| | | | | | |
| City | State | Zip | ☐ Mailed to Tenan | nt | |
| 1 Tenant | (2) Tenant | | _ | | |
| (3) Tenant | (4) Tenant | | Constable/Sheriff | - | |
| Address | | | - Served on Party: | | |
| City | State | Zip | _ | | |
| FAILURE | TO PAY RENT - LANDLO | RD'S COMPL REAL PRO | | SSESSION OF PLATED TO BERTY | |
| . The property is descr | ribed as: Property Name | <u>, </u> | Number Stree | ver City , M | laryland. |
| 2. Is the Landlord requi Landlord currently lie 3. The property: □ is af | red by law to be licensed/regis censed/registered □Yes □No fected property under §6-801, uired, and its MDE inspection | stered in order b. License/Reg | to operate this premi- istration number if ap | pplicab. | has |
| □ owner is unable to □ The property is no I. The Tenant rents from 5. This □ is □ is not a the co As of today, rent is d | state Certificate No. because t affected. m the Landlord who asks for p government subsidized tenanc of the □week □ month, which ue for the □weeks □ month | \Box property is e possession of the cy. Tenant is re- h has not been j s of | xempt ⊥ tenant r te property and fudg esponsible to the paid or reduce. The | gment for amount actermined to be due. following a punt of rent: \$dgment. | al work. due on |
| \$less | Tenant payments of \$ (|) for u | ti fees, and | situ sits under PU §7-309 \$ | Rent |
| | g in or prior to the month in w | | nt was for the | e Ks I months | |
| j | | | iouni or | \$ | |
| . [] The Landlord req | uests rent becoming due after | the dr of Th | but due by the | c of trial the amount of \$ | |
| . The Landlord reques | ts the Tenant's right of redemp | ot foreclo | sed to prior judg | gments. List the case numbers and judgment da | ates |
| - | onths: | | Ca. inbers & Jud | dgment Dates | |
| | the lease are listed above. At nilitary service and the | t least c Sena | ant is in the military s | service. | |
| | mintary service and p | oporting | statement are: | Uerified through D | DOD at: |
| ☐ I am unable to detern D. □ The Tenant is dec do solemnly affirm | peased intestate havi in | ade vil | tary service. 1), and without next of | in the military. https://www.dmdc.osd.mil/ap | ppj/scra/. |
| elief. | | | | | |
| Ŭ | Attorney/Agent | : | Signature of Landlord/Attorne | | Date |
| ddress | | | | Telephor | ne |
| ax Continued to | equest of | | E-mail F | Reason | |
| | | | s s s s s f f s s t t s s t | SUMMONS TO the Sheriff of this County/Constable of this Courty/Constable of this Courty/Constable of this Courty ou are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by perservice, if such service is requested by the landlord, appear in the District Court at the trial of this matter show cause why the demand of the landlord should granted. Personal service is to be performed at the property subject to this complaint or at any other kn address. If personal service is not requested, or if n person to be served is found on the property or at ar known address, you shall affix an attested copy of th summons and complaint conspicuously on the proper that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified landlord. In the case of a deceased tenant, you ar ordered to notify the occupant or next of kin of ti deceased tenant by the same procedure, if known | ersonal , to r to not be nown to nother he erty c d by the re the |
| | | | | Judge/Clerk | Date |

| | URT OF MARYLAND FOR | | | | No. of tenants 1 2 3 CASE NUMBER | |
|--|---|--------------------|---|----------------------------------|---|--------------------------|
| | | | | _ | TRIAL DATE & TIMI | Ľ |
| Landlord | | | Affixed on Premise | es | | |
| | | | | _ | | |
| ddress | | | Date | | | |
| у | State | Zip | [−] □ Mailed to Tena | nt | | |
| () Tenant | (2) Tenant | | _ | | | |
| (3) Tenant | (4) Tenant | | Constable/Sheriff | | | |
| Address | | | — Served on Party: | | | |
| City | State | Zip | | | | |
| | | | Date | | Dat | |
| FAILURE | TO PAY RENT - LANDLO | ORD'S COMPL | AINT FOR REPO | SSESSION | OF P TED PERT | Y |
| | | | OPERTY §8-401 | | | |
| The property is descr | ribed as: Property Na | ime | Number Stre | eet | City | , Maryland |
| | red by law to be licensed/reg | | | | al proYes □ ŊI | f so, is the |
| The property: □ is af | censed/registered Yes 1 fected property under §6-80 ured, and its MDE inspectio | 1, Environment | Article, its registration | on with the | E is cu. egisti lid for the current tena | ration has |
| - | state Certificate No. becaus | | Inspection C | | r to heat te/vacate during re | • |
| \Box The property is not | t affected. | | · · | | | |
| | m the Landlord who asks for | | | gment for | amount determined to be o | |
| | government subsidized tena of the \Box week \Box month, which | | paid or reduce | e following a | unt of rent: \$ | due on |
| As of to day, mant is d | us for the 🗌 weeks 🗌 mon | the of | - | ŭ ir | e total amount of | |
| \$less | Tenant payments of \$ (|) for u | iti ^r fees, and | eity ' | sits under PU §7-309 \$ | Net Rent |
| Late charges accruing | g in or prior to the month in | which the comp | nt was 1 for the | | months | |
| | | are due in the | IOUIIL 01 | | Are amount of \$ the case numbers and judgm | |
| □ The Landlord req | uests rent becoming due afte | er the draw of m | but due by the | of trial | he amount of \$ | |
| The Landlord request | ts the Tenant's right of reder | npt forecle | oseo to prior jude | ments List | | ent dates |
| within the past 12 mc | onths: | | | | | |
| - | e lease are listed above. | | Case mbers & Ju ant is in the military | dgment Dates service. | | |
| No Tenant is in the n | nilitary service and the | oporting | statement are: | | | |
| Specific f | facts must be given for the ourt to cond | y och Tenant | s a natural person is not i | in the military | Verified thro | |
| I am unable to determ | nine whether or any Te | t n. be mili | tary service. | - | https://www.dmdc.osd. | m1l/appj/scra |
| \Box The Tenant is declosed by \Box The Tenant is declosed by \Box | | | ll), and without next | | the best of my knowledge | nformation |
| lief. | enalty of perju | at the functs an | a facts set forth abov | | the best of my knowledge, i | intormation, |
| nt Name of Signer dlord/A | ttorney/Agep* | | Signature of Landlord/Attorn | av/A cant | Attorney Bar # / Party # | Date |
| Ŭ | intoficy/Ago | | Signature of Landiolu/Attorn | icy/Agent | | |
| dress | | | | | | Telephone |
| ontinued to | equest | | E-mail | Reason | | |
| | tequest | 01 | | | SUMMONS | |
| | | | | TO the Sherif | f of this County/Constable of the ed to notify the tenant, assigned | is Court: |
| | | | - | You are order subtenant, or t | ed to notify the tenant, assigned heir known or authorized agent | e, or by personal |
| | | | | service, if suc | h service is requested by the lar District Court at the trial of this | ndlord, to |
| | | | | show cause w | hy the demand of the landlord s | should not be |
| | | | | granted. Perso property subie | onal service is to be performed ect to this complaint or at any of | at the ther known |
| | | | | address. If pe | ect to this complaint or at any of rsonal service is not requested, erved is found on the property of | or if no |
| | | | | known addres | erved is found on the property of s, you shall affix an attested co | py of the |
| | | | | summons and that is the sub | complaint conspicuously on th iect of this suit and mail a copy | e property of the |
| | | | | summons and | complaint to the tenant, assign irst class mail to the address sp | ee, or ecified by the |
| | NOTICE: If in | doment for a sum (| aantain waa antanad | landlord. In t | he case of a deceased tenant, | you are |
| | | • | | ordered to no deceased tens | otify the occupant or next of k ant by the same procedure, if | in of the known. |
| | | - J* | - | | | |
| | | | I | | 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. If you have an oral or written lease that requires the Landlord to pay the gas or electric bill and you made payment(s) for utility service to a public utility provider and/or a security deposit or fee to open a new utility service account, the amount of those payment(s) can be deducted from the rent due.

4. 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. 5. 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.

6. 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!

| 7. If the Court enters a judgment for the Landlord and orders you to move out, the Landlord may, on the |]6 | ess day after the |
|--|------------|-------------------|
| trial date, apply for a warrant for your eviction. Possession of the premises must be given to the landlor | or the lan | l's agent or |
| attorney, within 4 business days after the trial. | | |

8. The warrant will be sent to the Constable or Sheriff who will then schedule an even if the ren s not

9. The Court may issue a Warrant of Restitution at any time after four business days in he date c

10. You have a right to pay the amount due at any time until the eviction begins, unless the rt has d dined that h use of the tution which number of rent judgments which you have had in the past 12 months, you no longer have that t of J The the Sheriff or Constable has will show whether the Court has ordered "No Right of Redemption" h means ay not pay the amount due to stop the eviction. The amount you are to pay will be shown on the W which the Constable or Sheriff f Restit. has. The Court may issue a Warrant of Restitution at any time after four business date o. gment. eviction. Your personal

11. Except in Baltimore City, the Sheriff or Constable will meet the Landlord a he premise. onduci property may be removed from the premises. The Sheriff or Constable is no ting your property. onsible for pro Y

IN BALTIMORE CITY

12. Special notice requirements apply to evictions. The landlord must provide of the first scheduled eviction date ice to the ter in two separate ways:

- mailing • Mail the notice to the tenant by first class mail with a g 4 days in allia advance of the first eviction date; and
- Post the notice on the premises at least 7 days in ce of the fin eduled on date.
- The day of mailing or posting is Day 1. Day 14 later than the before l heduled date of eviction. Count holidays and weekends.

tenant challenges the notices or if the Sheriff has doubt that the The tenant may challenge whether the notices were erly sent. h notices were properly given, the Sheriff will refer the decision. If the Judge determines that the landlord did not e to the Judg comply with the notice requirements, the eviction will and the landlord would be required to apply for a new acated/cancel the landlord's favor, the Sheriff will execute the eviction immediately. Warrant of Restitution. If the notice challer determi On the day of the eviction when the S of the property to the landlord, any of the tenant's personal property left posses in or around the rental unit is conside abando The tenal no right to the property. The landlord's only obligation for abandoned property is to properly d ose of it

- puttin • The landlord is strictly pro bandoned property in the street, the sidewalk, alleys, or on any public ted fr be property from an eviction is guilty of a misdemeanor and subject to a propert vho illegally d os aband pen of up to \$1,000 for each ul dumping. of unla
- don • Th ndlord may dispose of the roperty by transporting it to a licensed landfill or solid waste facility, donating it charity, or sor wful h APPEAL

You may fi app In four b District Cour c case was hea as part of the four-day time period.) stay the payment of future rent or

ess days from the date of the Judge's decision by filing a written request with the clerk of the nd paying the required appeal costs. (Any Saturday, Sunday or any legal holiday is not counted ppeal bond must be posted in order to stay any execution of the judgment. An appeal does not lon.

paid

ıt.

AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL (NOTICE TO SPANISH SPEAKING INDIVIDUALS)

Esta es una denuncia por incumplimiento de pago de la renta. La traducción al español de este formulario se encuentra en el Internet en: http://www.mdcourts.gov/district/forms/civil/dccv082bls.pdf

El folleto informativo en español también se encuentra en el Internet en:

http://www.mdcourts.gov/district/forms/civil/dccv082tbrsp.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.

This is a complaint for failure to pay rent. A Spanish translation of this form is available on the Internet at:

http://mdcourts.gov/district/forms/civil/dccv082bls.pdf

A Spanish informational brochure is also available online at:

http://mdcourts.gov/district/forms/civil/dccv082tbrsp.pdf

You may also take this form to the District Court Clerk's Office at the address at the top on the reverse side of this form and the clerk will provide you with the printed translation, Spanish brochure and Interpreter assistance, if needed.