



DISTRICT COURT OF MARYLAND FOR \_\_\_\_\_

Located at \_\_\_\_\_

No. of tenants 1 2 3 4  
**CASE NUMBER**  
**TRIAL DATE & TIME**

DRAFT  
#2

Landlord (Named in Lease) \_\_\_\_\_ Affixed on Premises \_\_\_\_\_  
 Address \_\_\_\_\_ Date \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  Mailed to Tenant \_\_\_\_\_  
 ① Tenant \_\_\_\_\_ ② Tenant \_\_\_\_\_  
 ③ Tenant \_\_\_\_\_ ④ Tenant \_\_\_\_\_  
 Address \_\_\_\_\_ Constable/Sheriff \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Served on Party: \_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_

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

- The property is described as: \_\_\_\_\_, Maryland.
  - Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property?  Yes  No. If so, is the Landlord currently licensed/registered  Yes  No. License/Registration number if applicable: \_\_\_\_\_
  - The property:  is affected property under §6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered \_\_\_\_\_, is valid for the current tenancy; or  
 owner is unable to state Certificate No. because  property is exempt  tenant refused access or to relocate/vacate during remedial work.  
 The property is not affected.
  - The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.
  - 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 \$ \_\_\_\_\_ less Tenant payments of \$ ( \_\_\_\_\_ ) for utility bills, fees, and security deposits under PU §7-309 \$ \_\_\_\_\_ Net Rent  
 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 \$ \_\_\_\_\_  
 6. \_\_\_\_\_ SUBTOTAL \$ \_\_\_\_\_  
 7.  The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ \_\_\_\_\_  
 8. \_\_\_\_\_ TOTAL \$ \_\_\_\_\_
  - 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.  At least one Tenant is in the military service.  
 No Tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_  
 \_\_\_\_\_  Verified through DOD at: <https://www.dmdc.osd.mil/appj/scra/>  
 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.
  - The Tenant is deceased, intestate (not having made a legal will), and without next of kin.
- I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

Print Name of Signer (Landlord/Attorney/Agent) \_\_\_\_\_ Signature of Landlord/Attorney/Agent \_\_\_\_\_ Attorney Bar # / Party # \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Facsimile Number, if any Fax \_\_\_\_\_ E-mail Address, if any \_\_\_\_\_

Continued to \_\_\_\_\_ Request of \_\_\_\_\_ Reason \_\_\_\_\_

**DISPOSITION**

The following parties appeared on final trial date:  Landlord  Landlord's Agent/Attorney  
 Tenant 1  Tenant 2  Tenant 3  Tenant 4  Tenant's Attorney  
 Judgment in favor of Landlord for possession of the premises and costs  
 Rent due and unpaid: \$ \_\_\_\_\_; minus utility credits of \$ \_\_\_\_\_ under PU §7-309  
 Net due and unpaid: \$ \_\_\_\_\_ by:  Default  Trial  Consent  Without the right of redemption  
 Money judgment for \$ \_\_\_\_\_ plus costs against Tenant #1  #2  #3  #4  
 Voluntary dismissal by:  Landlord  Stipulation of parties  
 Case dismissed  Landlord FTA  No party appeared  Other: \_\_\_\_\_  
 Judgment for Tenant  
 If applicable:  Landlord has violated Real Prop., §8-216(b)  
 Recovery of Possession of the Property  
 Actual Damages of \$ \_\_\_\_\_  
 Reasonable Attorney's Fees of \$ \_\_\_\_\_ and costs

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

**SUMMONS**

TO the Sheriff of this County/Constable of this Court:  
 You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the ~~plaintiff~~ landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property 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 by the ~~plaintiff~~ landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**