



DISTRICT COURT OF MARYLAND FOR

Located at

No. of residents 1 2 3 4

CASE NUMBER TRIAL DATE & TIME

Park Owner Affixed on Mobile Home

Address Date

City State Zip Mailed to Resident

Resident Resident Constable/Sheriff

Resident Resident

Address Served on Party:

City State Zip

Date Date

FAILURE TO PAY RENT - PARK OWNER'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8A-1701)

1. The property is a mobile home park lot described as: Maryland, Number Street Apt. City

2. Is the park owner required by law to be licensed/registered in order to operate this premises as a rental property? Yes No. If so, is the park owner currently licensed/registered Yes No. License/Registration number if applicable:

3. The resident rents from the park owner, who asks for possession of the property based on the amount of rent and costs determined to be due.

4. This is is not a government subsidized tenancy. Resident 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 \$

5. TOTAL \$

6. The park owner requests the resident's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months:

All the residents on the lease are listed above. Case Numbers & Judgment Dates

At least one resident is in the military service.

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

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

Verified through DOD at: https://scra.dmdc.osd.mil/

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

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 (Park Owner/Attorney/Agent) Signature of Park Owner/Attorney/Agent Attorney Number/Party# Date

Address Telephone

Fax E-mail

Continued on Request of Reason

DISPOSITION

The following parties on final trial date: Park Owner Park Owner's Agent/Attorney

Resident 1 Resident 2 Resident 3 Resident 4 Resident's Attorney

Judgment in favor of Park Owner for possession of the premises and costs

Determined due and unpaid: \$ By default After Trial By consent

For possession of the premises - resident to yield possession of premises to Park Owner within 30 days after trial Without the right of redemption

Money judgment for \$ plus costs against Resident #1 #2 #3 #4

Voluntary dismissal by: Park Owner Stipulation of parties

Case dismissed Park Owner FTA No party appeared Other:

Judgment for Resident After trial By consent

If applicable: Park Owner has violated Real Prop., 8A-1102(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 \$

Judge ID Number Date

SUMMONS

TO the Sheriff or Constable: you are ordered to notify the resident, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the park owner should not be granted. Personal service may be at any known address. If the park owner has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy to the resident, assignee, or subtenant by first class mail to the address specified by the park owner. In the case of a deceased resident, notify the occupant or next of kin of the deceased resident by the same procedure.

Judge/Clerk

Date



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

Judge/Clerk

Date

### **NOTICE TO THE RESIDENT**

1. If you need an interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately.
2. The court may limit the use of cell phones and other electronic devices in certain areas of the courthouse.
3. This complaint asks the court to evict you for not paying rent. 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.
4. You have the right to go to court and be heard by a judge. The date and time of your hearing are stamped on the first page of this complaint.

#### **If you decide to go to court:**

- Please be early and bring this paper with you.
  - If you have paid your rent and late fees by the trial date, bring your receipt, and show it to the judge when your case is called.
  - If you believe that you have paid your rent and fees in full or that the amount the park owner says you owe is wrong, bring proof with you.
  - If you believe that you have any other defense to this complaint, be prepared to state all the facts clearly to the judge.
  - You have the right to bring a lawyer with you to represent you at the hearing.
5. **What happens next if the court enters a judgment for the park owner?**
- The court has entered a judgment for possession for the park owner: this means that you have lost your case.
  - If you don't pay the rent and late fees due within fifteen (15) business days, the court will sign a Warrant of Restitution if requested by the park owner. The court will send the warrant to the sheriff (constable in Baltimore County), who will schedule the eviction. An eviction includes the removal of the mobile home from the park owner's property.
  - The eviction will be cancelled if you pay all money due, including filing fees, before the eviction occurs, unless the judgment issued by the court is without right of redemption. See next paragraph.
  - If there have been three (3) prior judgments against you in rent court for this property in the past twelve (12) months, the judgment of possession will be without right of redemption. This means that even if you pay all money due before the date of eviction, the park owner can still evict you.
  - On the day of the eviction, the sheriff or constable will meet the park owner and his/her workers at your home. The park owner's workers will remove the mobile home and any additions or attachments to it from the premises. The sheriff or constable is not responsible for protecting your property.
  - You have the right to appeal to the circuit court. File a notice of appeal with the clerk on the District Court no later than two (2) business days from the date of judgment. The court may require you to post a bond to keep the eviction from happening until after the circuit court decides your appeal. You must continue to pay rent during the appeal period.

### **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: <https://mdcourts.gov/sites/default/files/import/district/forms/civil/dccv082mhbls.pdf>

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

<https://www.mdcourts.gov/sites/default/files/courtforms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.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. Para obtener información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392

En línea: <https://mdcourts.gov/selfhelp>