



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

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

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

DRAFT  
#3

Park Owner/Agent (Plaintiff) (Named in Lease) \_\_\_\_\_ Affixed on Mobile Home \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  Resident

Mailed to Tenant \_\_\_\_\_

Constable/Sheriff \_\_\_\_\_

Served on Party: \_\_\_\_\_

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, \_\_\_\_\_  
Property Name \_\_\_\_\_

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 Park Owner asks for possession of the property and a judgment for the amount determined to be due.~~

**The Resident rents from the Park Owner, who asks for possession of the property and a judgment for the amount determined to be due.**

4. ~~The Tenant rents from the Park Owner who asks for possession of the property and a judgment for the amount determined to be due.~~

4. 5. This  is  is not a government subsidized tenancy. ~~Tenant~~ 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. 6. \_\_\_\_\_ TOTAL \$ \_\_\_\_\_

6. 7. The Park Owner requests the ~~Tenant's~~ Resident's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months:

- All the ~~Tenants~~ Residents on the lease are listed above. Case Numbers & Judgment Dates \_\_\_\_\_
- At least one ~~Tenant~~ Resident is in the military service.
- No ~~Tenant~~ 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 ~~Tenant~~ Resident who is a natural person is not in the military.  Verified through DOD at: <https://www.dmdc.osd.mil/appj/scra/>.

I am unable to determine whether or not any ~~Tenant~~ 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 Bar # / Party # \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Telephone Number \_\_\_\_\_

Facsimile Number, if any Fax \_\_\_\_\_ E-mail Address, if any E-mail \_\_\_\_\_

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

**DISPOSITION**

The following parties appeared 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  agreement

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

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

Voluntary dismissal by:  Park Owner  Stipulation of parties

Case dismissed  Park Owner FTA  No party appeared  Other: \_\_\_\_\_

Judgment for ~~Tenant~~ 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 \$ \_\_\_\_\_

**SUMMONS**

TO the Sheriff of this County/Constable of this Court: ~~resident~~

You are ordered to notify the ~~tenant~~ resident, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the ~~plaintiff park owner~~ plaintiff park owner, to appear in the District Court at the trial of this matter to show cause why the demand of the ~~park owner~~ park owner 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~~ resident, assignee, or subtenant by first class mail to the address specified by the ~~plaintiff park owner~~ plaintiff park owner.

Judge \_\_\_\_\_ ID Number \_\_\_\_\_ Date \_\_\_\_\_

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

## NOTICE TO THE ~~TENANT~~ RESIDENT

1. Your Park Owner 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 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. 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!**
5. If the Court enters a judgment for the Park Owner and orders you to move the mobile home from the premises, the Park Owner may, fifteen days after the trial date, apply for a warrant for your eviction.
6. The Court may issue a Warrant for Eviction fifteen days from the date of judgment.
7. That warrant will be sent to the constable or sheriff who will then schedule an eviction if the rent has not been paid.
8. The amount of payment you owe to the Park Owner is shown on the Warrant of Restitution. You have the right to pay the total amount due at any time until the eviction begins. Payment in full will stop the eviction unless the number of rent judgments against you in the past 12 months prevents that remedy. The Warrant of Restitution will show whether or not the Court has ordered "No Right of Redemption" which means you may not stop the eviction with payment.
9. 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.

## APPEAL

You may file an appeal within two days from the date of the Judge's decision by filing a written request with the clerk of the District Court where the case was heard and paying the required appeal costs. (Any Saturday, Sunday or any legal holiday is not counted as part of the two-day time period.) An appeal bond does not stay the payment of future rent.

### 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/dccv082mhbls.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/dccv082mhbls.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.