

This form is not printable, and cannot be completed online. This is a complex form with signatures needed on various pages. The Court requires the carbonless multi-part form, which is available from any District Court location (Baltimore City Civil forms can be found at Fayette and Gay Street location only). A sample form is provided here so you may see the information needed to complete the carbonless form.

Park Owner/Agent (Plaintiff)	Date	
Address of Park Owner/Agent		
City	State	
Zip	<input type="checkbox"/> Mailed to Tenant	
Name of Tenant (Defendant)	Constable/Sheriff	
Name of Tenant (Defendant)	Served on Party:	
Address of Tenant	Date	Date
City	State	Zip

FAILURE TO PAY RENT - PARK OWNER'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY UNDER 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: _____
Property Name

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

4. The rent is \$ _____ 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 covering _____ weeks months are due in the amount of..... \$ _____

The total amount of rent and late fees due at the date of this complaint is..... \$ _____

5. The Park Owner requests the Tenant's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months: _____
Case Numbers & Judgment Dates

- 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: _____

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.

I do solemnly declare and affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge and belief.

Print Name of Park Owner/Attorney/Agent _____
Signature of Park Owner/Attorney/Agent _____
Date

Signer's Address _____
Signer's Telephone Number

Signer's Facsimile Number, if any _____
Signer's E-mail Address, if any

Continued to _____ Request of _____ Reason _____

DISPOSITION

- The following parties appeared on final trial date: Park Owner Tenant
- Determined due and unpaid: \$ _____ By default After trial By consent
 - For possession of the premises - Tenant to yield possession of premises to Park Owner within 30 days after trial Without the right of redemption
 - Money judgment for \$ _____ against _____
_____ Costs against Tenant \$ _____
 - Execution stayed until _____
 - Voluntary dismissal by: Landlord Stipulation of parties
 - Judgment in favor of Park Owner
 - Case dismissed for failure of Park Owner to appear
 - Judgment in favor of Tenant
 - Non Pros After trial By consent
 - Execution stayed by filing an approved appeal bond in the amount of \$ _____

SUMMONS

STATE OF MARYLAND, TO WIT:
 TO Sheriff of this County/Constable of this Court, Greetings:
 You are hereby ordered to notify, by first-class mail, the Defendant named in this Complaint to appear before the District Court to answer the park owner's complaint to show cause why the prayer of the Park Owner should not be granted, and you shall proceed to serve the Summons upon the Defendant in the property or upon Defendant's known or authorized agent, but if for any reason neither the Defendant, nor his agent, can be found, then you shall affix an attested copy of the Summons conspicuously upon the mobile home.

Judge _____
Date _____
Judge/Clerk _____
Date



DISTRICT COURT OF MARYLAND FOR _____

Located at _____

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

Affixed on Mobile Home

Park Owner/Agent (Plaintiff)

Date

Address of Park Owner/Agent

Mailed to Tenant

City State Zip

Name of Tenant (Defendant)

Constable/Sheriff

Name of Tenant (Defendant)

Served on Party:

Address of Tenant

City State Zip

Date _____ Date _____

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Signature of Park Owner/Attorney/Agent

Date

Signer's Address

Signer's Telephone Number

Signer's Facsimile Number, if any

Signer's E-mail Address, if any

Continued to _____ Request of _____ Reason _____

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Judge/Clerk

Date



DISTRICT COURT OF MARYLAND FOR _____

Located at _____

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

Affixed on Mobile Home

Park Owner/Agent (Plaintiff)

Date

Address of Park Owner/Agent

Mailed to Tenant

City State Zip

Name of Tenant (Defendant)

Constable/Sheriff

Name of Tenant (Defendant)

Served on Party:

Address of Tenant

City State Zip

Date _____ Date _____

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Signature of Park Owner/Attorney/Agent Date

Signer's Address

Signer's Telephone Number

Signer's Facsimile Number, if any

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

Judge/Clerk Date

NOTICE TO THE TENANT

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. You have a right to pay the amount due at any time until the eviction begins, unless the Court has determined that because of the number of rent judgments which you have had in the past 12 months, you no longer have that right. The Warrant of Restitution which the Sheriff or Constable has will show whether the Court has ordered "No Right of Redemption" which means you may not pay the amount due to stop the eviction. The amount you are to pay will be shown on the Warrant of Restitution which the Constable or Sheriff has.
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.