



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

City/County

Located at \_\_\_\_\_ Case No. \_\_\_\_\_

Court Address

Plaintiff/Landlord
Address
City, State, Zip

vs.

Defendant/Tenant
Address
City, State, Zip

PETITION FOR LEVY IN DISTRESS
(Real Property Title 8, Subtitle 3)

The landlord requests that the court levy on the tenant's goods because:

- 1. a. The tenant occupies ... under a written lease dated ... at a current rental of \$ ... per ...
b. The tenant occupies ... as a Tenant at will or as a periodic tenant at a current rental of \$ ... per ...
2. [ ] The tenancy has continued for more than three months.
3. If the parties to this suit are not the original parties to the written lease mentioned above, the following assignments of the lease have been made: ...
4. As of ... the tenant owes the landlord rent in arrears of \$ ...
5. [ ] a. None of the tenant's goods on the premises are subject to a prior recorded security interest.
[ ] b. The tenant's goods on the premises are subject to prior recorded security interest as follows: (Attach a continuation sheet if necessary.) ...
6. If any of the tenant's goods are subject to a prior recorded security interest, the landlord will obtain releases from the holders of said interest, the landlord will obtain releases from the holders of said interest before requesting an order for sale. Unless the landlord obtains such releases the secured goods shall not be subject to attachment.

The landlord requests an order directing the sheriff to attach all non-exempt property on the tenant's premises, to sell said property, and to pay to the landlord as much of the rent due, together with all costs and expenses incurred in this action, as the proceeds of sale may permit.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

Date
Telephone Number
Fax E-mail

Signature of Landlord
Printed Name
Address
City, State, Zip

SHOW CAUSE ORDER PURSUANT TO A PETITION FOR LEVY IN DISTRESS

An application for immediate levy on all non-exempt property on the premises shown in this petition having been made to this court, it is ORDERED that ... appear in this court on ... at ... M. to show cause why a levy in distress should not be made, provided that a copy of this order and petition be served on the tenant on or before ...

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, or other applicable Maryland or federal law, 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.

Date Clerk

ORDER TO SHERIFF OR CONSTABLE PURSUANT TO THE PETITION FOR LEVY IN DISTRESS

A hearing on the Petition for Levy in Distress having been held on ... and it appearing that a levy under an action of distress should be made it is,

ORDERED, all goods on the leased premises not exempted by law shall be levied upon, and it is further,

ORDERED, a copy of this order be served on each tenant on the leased premises.

ORDERED, if no tenant is found on the said premises, a copy of this order shall be affixed in a prominent place on the interior of the leased premises.

## **NOTICE TO TENANT**

You may appear at the time stated and present evidence on your behalf. If you fail to appear, all goods on the leased premises not exempted by law may be levied upon and removed by the sheriff/constable.

### **EXEMPTIONS**

The following are exempt from distress:

1. Hand-powered and operated tools used by a tenant in the tenant's occupation or livelihood;
2. Law books of an attorney;
3. Hand-operated instruments of a physician;
4. Medical books of a physician;
5. Files and professional records of an attorney or a physician;
6. The prior perfected security interest in all goods in which the tenant has an interest;

Since no complete statement of your rights and liabilities can be given here and this is advisory only, you may wish to consult a lawyer.

All communications to the court should refer to the case number at the top and to the trial date.