

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.

(1) Plaintiff

(1) Defendant

Address of Plaintiff

Address of Defendant

City, State, Zip

vs.

City, State, Zip

(2) Plaintiff

(2) Defendant

Address of Plaintiff

Address of Defendant

City, State, Zip

City, State, Zip

COMPLAINT FOR WRONGFUL DETAINER (Real Property § 14-132)

Plaintiff alleges that:

- 1. The Defendant(s) hold(s) possession of real property known as
2. The Defendant is not entitled to possession of the property under the law.
3. The Defendant has not been granted possession under a currently valid court order.
4. The Plaintiff does not have a remedy under Title 8 of the Real Property article.
5. No other exclusive remedy to recover possession of the property is provided by statute or rule.
6. As a result of the wrongful detainer, the Plaintiff has incurred damages of \$, court costs, and attorney's fees of \$. (personal service only)

WHEREFORE Plaintiff requests

- that this Court immediately summons the person(s) in possession to court to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the Plaintiff(s).
possession of the premises and damages in the amount of \$ plus attorney's fees in the amount of \$ and court costs in the amount of \$. (personal service only)

Signature of Plaintiff or Attorney, CPF ID No., Address, Printed Name, City, State, Zip, Date, Telephone, Fax, E-mail

MILITARY SERVICE AFFIDAVIT

- At least one Defendant is in the military service.
No Defendant is in the military service and the facts supporting this statement are:
Verified via the DMDC/DOD website Other:
I am unable to determine whether or not any Defendant is in the military service.
I solemnly affirm under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information, and belief.

Signature of Plaintiff or Attorney

WRONGFUL DETAINER SUMMONS

STATE OF MARYLAND, to wit: To the Sheriff /Constable:

IT IS ORDERED, that you serve the Summons in this case on above listed Defendant(s), and notify the Defendant(s) of the summons by first class mail. The Summons shall order the Defendant(s) to appear in the District Court located above, on at to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the Plaintiff(s), and shall state that if the Defendant(s) do(es) not appear, judgment may be entered against the Defendant(s) for the relief demanded;

IT IS FURTHER ORDERED that if you are unable to serve the Summons on the Defendant, or upon the known or authorized agent of the Defendant, you are to affix a copy of the summons conspicuously upon the property.

Returnable to this Court on or before Date

Date Clerk

To request a foreign language interpreter or a 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.

SHERIFF/CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to
....., on
Defendant Date Time

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to
..... on
Name Title
Date Time at Location

The person I left the papers with acknowledged being: (1) a resident of above listed address; (2) 18 years of age or older;
(3) relationship to the Defendant is

and that the above listed address is the Defendant's usual place of abode. The facts upon which I concluded that the individual
served is of suitable age and discretion are:

Description of the person served: Race Sex Wt. Ht. Hair Eyes Age
Other

Neither the Defendant nor a person in possession of the property could be served, so I affixed an attested copy of the Writ of
Summons and Complaint conspicuously upon the premises described in the complaint on
Date

.....
Date

.....
Signature of Sheriff/Constable

.....
Printed Name