

Sample for Reference Purposes Only. Forms have bilingual format for your convenience, but must be completed and filed with the court in English. 表格样本, 仅供参考. 为了提供便利, 表格采用双语格式, 但向法院提交的表格必须用英语填写。



马里兰州地方法院 _____

Located at _____
地址 _____

房各编号 1 2 3 4

CASE NUMBER TRIAL
DATE & TIME
案号 庭审日期和时间

_____ Affixed on Premises
_____ 张贴在房屋上

Landlord 房东 _____
Address 地址 _____
Date 日期 _____

City 城市 _____ State 州 _____ Zip 邮政编码 _____
 Mailed to Tenant 邮寄给房客

① Tenant 房客 _____ ② Tenant 房客 _____

③ Tenant 房客 _____ ④ Tenant 房客 _____

City 城市 _____ State 州 _____ Zip 邮政编码 _____
Constable/Sheriff 警员/警长
Served on Party: 送达当事人: _____

Date _____ Date _____
日期 _____ 日期 _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY § 8-401)
不付房租 — 房东提出的收回租赁物业申诉 (《不动产法典》第 8-401 条)

1. The property is described as: _____, Maryland.
该物业的描述为: _____, 马里兰州。
Property Name 物业名称 Number 号码 Street 街道 Apt. 公寓号码 City 市

2. Is the property required to be licensed in order to operate as a rental property?
 No Yes, provide License number and expiration date _____
 Yes, but unlicensed because: exempt; of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); other: _____
该物业是否需要获得许可才能用作租赁物业运营?
否 是, 请提供许可证号及到期日期
是, 但未获得许可, 理由如下: 物业享受豁免; 《不动产法典》第 8-406(c)(1)(iii)、(iv) 或 (v) 条规定的理由;
其他: _____

3. The property: is affected property under § 6-801, Environment Article, its registration with the MDE is current, and its registration has been renewed as required; MDE inspection certificate number, _____, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant refused access or to relocate/vacate for remedial work. The property is not affected.
该物业: 根据《环境章程》第 6-801 条规定是受影响物业, 目前已在马里兰州环境部 (MDE) 注册, 且已按要求续延注册; 其 MDE 检查证书编号为 _____, 对目前的租赁有效; 或 所有者无法提供证书编号, 理由如下: 物业享受豁免 房客拒绝让人进入或搬迁/腾空来完成补救工作。 该物业不受影响。

4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
房客租住房东的物业, 房东要求收回物业, 已下达应付数额判决。

5. This is not is a government subsidized tenancy § 8 other. Tenant 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.
该物业 不是 是政府补助租赁物业 第 8 条规定的物业 其他物业。房客有责任支付以下租金: \$ _____, 该租金已于 本周 本月 _____ 到期, 但尚未支付或尚未变成判决。
As of today, rent is due for the weeks months of _____ in the total amount of \$ _____ less tenant payments of \$ (_____) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3. \$ _____
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 \$ _____
迄今为止, _____ 周 月的应付租金总额为 \$ _____
减去房客根据《公用事业》第 7-309 条/《不动产法典》第 8-212.3 条支付的公用事业账单、杂费和押金 \$ (_____)。
在为 周 月 _____ 提交的申诉月份或之前累积的迟付款罚金数额为 \$ _____
租金净额

6. SUBTOTAL \$ _____
 小计 \$ _____

7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of . \$ _____
 房东要求在提交申诉日期后缴纳租金, 但到审判日期应付数额为 \$ _____

8. TOTAL \$ _____
 总计 \$ _____

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments; prior case numbers and judgment dates within the past 12 months: _____

Case Numbers & Judgment Dates

房东要求取消房客因先前判决而享有的赎回权; 过去 12 个月内先前案件编号和判决日期: _____
 案件编号和判决日期

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.

租约中的所有房客均在上方列出。 至少一名房客在服兵役。 无房客在服兵役, 支持本陈述的事实是:

必须向法院提供具体事实, 才能断定为自然人的每一名房客均不在服兵役。

I am unable to determine whether or not any tenant is in the military service. Verified through DOD at: scra.dmdc.osd.mil/
 我无法确定是否有任何房客在服兵役。 通过 DOD 验证: scra.dmdc.osd.mil/

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
 房客去世、无遗嘱死亡(未留遗嘱)和无近亲。

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on _____
 by first-class mail – mail service certificate of mailing affixed to door of the leased property delivered electronically – proof of transmission.
 房东向房客提供了一份提交简易驱逐投诉的意向通知(未能支付租金), 日期为 _____
 方式 普通邮件 – 邮寄邮件送达凭证 贴在租赁房屋的门上 以电子方式交付 – 传输证明。

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

我郑重地确认, 据我所知所信, 以上所列事项和事实均真实无误, 否则甘愿受作伪证之处罚。

Print Name of Signer (Landlord/Attorney/Agent) 用大写字母填写签名人姓名(房东/律师/代理人)	Signature of Landlord/Attorney/Agent 房东/律师/代理人签名	Attorney Number / Party # 律师代码/当事人代码	Date 日期
---	---	---	------------

Address 地址	Telephone 电话
---------------	-----------------

Fax 传真	E-mail 电子邮件
-----------	----------------

Continued to 继续	Request of 申请	Reason 原因
--------------------	------------------	--------------

DISPOSITION

判决

The following parties appeared on final trial date: Landlord Landlord's Agent/Attorney
以下各方在终审日期出庭: 房东 房东的代理人/律师

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant's Attorney
房客 1 房客 2 房客 3 房客 4 房客的律师

Judgment in favor of landlord for possession of the premises and costs
下达支持房东收回房屋和费用的判决

Rent due and unpaid: \$ ___ minus utility credits of \$ ___ under PU § 7-309 /
RP § 8-212.3

应付和未付租金: \$ ___ 减去《公用事业》第 7-309 条/《不动产法典》第 8-212.3
条规定的公用事业抵免额 \$ ___

Net due and unpaid: \$ ___ by: Default Trial Consent No right of
redemption

应付和未付净租金: \$ ___ 通过以下方法裁决: 缺席 审判 同意 无赎回权

Money judgment for \$ ___ plus costs against tenant #1 #2 #3 #4
钱款判决 \$ ___ 外加向房客 #1 #2 #3 #4 收取的费用

Voluntary dismissal by: Landlord Stipulation of parties
通过以下方法自愿撤诉: 房东 各方协议

Case Dismissed Landlord FTA No party appeared Other: _____
撤销案件 《房东公平交易法案》 所有各方均未出庭 其他: _____

Judgment for tenant
作出对房客有利的判决

If applicable: Landlord has violated RP § 8-216(b)
如适用: 房东违反《不动产法典》第 8-216(b) 条规定

Actual Damages of \$ _____
实际损害赔偿金 \$ _____

Reasonable Attorney's Fees of \$ _____ and costs
合理律师费 \$ _____ 和其他费用

Execution stayed until _____.
在 _____ 之前暂停执行。

Execution stayed by filing an approval appeal bond in the amount of \$ _____
通过提交数额为 \$ _____ 的核准上诉保证金暂停执行

Judge
法官

ID Number
身份证号码

Date
日期

SUMMONS

传票

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, if requested by the landlord, to appear in the District Court to show cause why the demand of the landlord should not be granted.

Personal service may be performed at the property subject to this complaint or at any other known address. If the landlord 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 tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

致警长/治安官(Wicomico 县, 其他诉讼程序送达人): 特此命令您用专人送达方法(如果房东请求采用此种送达方法)通知房客、代理人、转租人或其代理人在地区法院出庭, 说明为什么不应当批准房东要求的理由。应当将通知由专人送达本申诉所列物业或任何其他已知的地址。如果房东未要求专人送达, 或者找不到人接受专人送达通知, 您应当将传票和申诉鉴定副本张贴在构成本诉讼主体物业的醒目之处, 并用普通邮件按照房东指定的地址将其副本邮寄给房客、代理人或转租人。如果房客去世, 您应按照相同的程序通知物业居住者或去世房客的近亲(如知道)。

Judge/Clerk
法官/书记官

Date
日期

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
¿Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. mdcourts.gov/helpcenter. 410 260-1392.
需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。致电。需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。致电。mdcourts.gov/helpcenter. 410 260-1392。



DISTRICT COURT OF MARYLAND FOR _____

马里兰州地方法院 _____

Located at _____

地址 _____

No. of tenants 1 2 3 4
房客编号 1 2 3 4

CASE NUMBER TRIAL
DATE & TIME
案号 庭审日期和时间

Affixed on Premises
张贴在房屋上

Landlord
房东

Address
地址

City
城市

State
州

Zip
邮政编码

Date
日期

Mailed to Tenant
邮寄给房客

① Tenant
房客

② Tenant
房客

③ Tenant
房客

④ Tenant
房客

Constable/Sheriff
警员/警长
Served on Party:
送达当事人:

City
城市

State
州

Zip
邮政编码

Date _____ Date _____
日期 _____ 日期 _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY § 8-401)
不付房租 — 房东提出的收回租赁物业申诉 (《不动产法典》第 8-401 条)

1. The property is described as: _____, Maryland.

该物业的描述为: _____, 马里兰州。

2. Is the property required to be licensed in order to operate as a rental property?

No Yes, provide License number and expiration date _____

Yes, but unlicensed because: exempt; of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); other: _____

该物业是否需要获得许可才能用作租赁物业运营?

否 是, 请提供许可证号及到期日期

是, 但未获得许可, 理由如下: 物业享受豁免; 《不动产法典》第 8-406(c)(1)(iii)、(iv) 或 (v) 条规定的理由;

其他: _____

3. The property: is affected property under § 6-801, Environment Article, its registration with the MDE is current, and its registration has been renewed as required; MDE inspection certificate number, _____, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant refused access or to relocate/vacate for remedial work. The property is not affected.

该物业: 根据《环境章程》第 6-801 条规定是受影响物业, 目前已在马里兰州环境部 (MDE) 注册, 且已按要求续延注册; 其 MDE 检查证书编号为 _____, 对目前的租赁有效; 或 所有者无法提供证书编号, 理由如下: 物业享受豁免 房客拒绝让人进入或搬迁/腾空来完成补救工作。 该物业不受影响。

4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
房客租住房东的物业, 房东要求收回物业, 已下达应付数额判决。

5. This is not is a government subsidized tenancy § 8 other. Tenant 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.

该物业 不是 是政府补助租赁物业 第 8 条规定的物业 其他物业。房客有责任支付以下租金: \$ _____, 该租金已于 本周 本月 _____ 到期, 但尚未支付或尚未变成判决。

As of today, rent is due for the weeks months of _____ in the total amount of \$ _____ less tenant payments of \$ (_____) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3. \$ _____

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 \$ _____

迄今为止, _____ 周 月的应付租金总额为 \$ _____ 减去房客根据《公用事业》第 7-309 条/《不动产法典》第 8-212.3 条支付的公用事业账单、杂费和押金 \$ (_____)。

在为 周 月 _____ 提交的申诉月份或之前累积的迟付款罚金数额为 \$ _____

租金净额

6. SUBTOTAL \$ _____
 小计 \$ _____
 7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of . \$ _____
 房东要求在提交申诉日期后缴纳租金, 但到审判日期应付数额为 \$ _____
 8. TOTAL \$ _____
 总计 \$ _____

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments; prior case numbers and judgment dates within the past 12 months: _____

Case Numbers & Judgment Dates

房东要求取消房客因先前判决而享有的赎回权; 过去 12 个月内先前案件编号和判决日期: _____
 案件编号和判决日期

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.

租约中的所有房客均在上方列出。 至少一名房客在服兵役。 无房客在服兵役, 支持本陈述的事实是:

必须向法院提供具体事实, 才能断定为自然人的每一名房客均不在服兵役。

I am unable to determine whether or not any tenant is in the military service. Verified through DOD at: scra.dmdc.osd.mil/
 我无法确定是否有任何房客在服兵役。 通过 DOD 验证: scra.dmdc.osd.mil/

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
 房客去世、无遗嘱死亡(未留遗嘱)和无近亲。

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on _____
 by first-class mail – mail service certificate of mailing affixed to door of the leased property delivered electronically – proof of transmission.
 房东向房客提供了一份提交简易驱逐投诉的意向通知(未能支付租金), 日期为 _____
 方式 普通邮件 – 邮寄邮件送达凭证 贴在租赁房屋的门上 以电子方式交付 – 传输证明。

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

我郑重地确认, 据我所知所信, 以上所列事项和事实均真实无误, 否则甘愿受作伪证之处罚。

Print Name of Signer (Landlord/Attorney/Agent) 用大写字母填写签名人姓名(房东/律师/代理人)	Signature of Landlord/Attorney/Agent 房东/律师/代理人签名	Attorney Number / Party # 律师代码/当事人代码	Date 日期
---	---	---	------------

Address 地址	Telephone 电话
---------------	-----------------

Fax 传真	E-mail 电子邮件
-----------	----------------

Continued to 继续	Request of 申请	Reason 原因
--------------------	------------------	--------------

SUMMONS

传票

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, if requested by the landlord, to appear in the District Court to show cause why the demand of the landlord should not be granted.

Personal service may be performed at the property subject to this complaint or at any other known address. If the landlord 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 tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

致警长/治安官(Wicomico 县, 其他诉讼程序送达人): 特此命令您用专人送达方法(如果房东请求采用此种送达方法)通知房客、代理人、转租人或其代理人在地区法院出庭, 说明为什么不应当批准房东要求的理由。应当将通知由专人送达本申诉所列物业或任何其他已知的地址。如果房东未要求专人送达, 或者找不到人接受专人送达通知, 您应当将传票和申诉鉴定副本张贴在构成本诉讼主体物业的醒目之处, 并用普通邮件按照房东指定的地址将其副本邮寄给房客、代理人或转租人。如果房客去世, 您应按照相同的程序通知物业居住者或去世房客的近亲(如知道)。

Judge/Clerk
法官/书记官

Date
日期

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
¿Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. mdcourts.gov/helpcenter. 410 260-1392.
需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。致电。需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。致电。mdcourts.gov/helpcenter. 410 260-1392。



DISTRICT COURT OF MARYLAND FOR _____

马里兰州地方法院 _____

Located at _____

地址 _____

No. of tenants 1 2 3 4
房客编号 1 2 3 4

CASE NUMBER TRIAL
DATE & TIME
案号 庭审日期和时间

Affixed on Premises
张贴在房屋上

Landlord
房东

Address
地址

City
城市

State
州

Zip
邮政编码

Date
日期

Mailed to Tenant
邮寄给房客

① Tenant
房客

② Tenant
房客

③ Tenant
房客

④ Tenant
房客

Constable/Sheriff
警员/警长
Served on Party:
送达当事人:

City
城市

State
州

Zip
邮政编码

Date _____ Date _____
日期 _____ 日期 _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY § 8-401)
不付房租 — 房东提出的收回租赁物业申诉 (《不动产法典》第 8-401 条)

1. The property is described as: _____, Maryland.
该物业的描述为: _____, 马里兰州。

2. Is the property required to be licensed in order to operate as a rental property?
 No Yes, provide License number and expiration date _____
 Yes, but unlicensed because: exempt; of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); other: _____
该物业是否需要获得许可才能用作租赁物业运营?
否 是, 请提供许可证号及到期日期
是, 但未获得许可, 理由如下: 物业享受豁免; 《不动产法典》第 8-406(c)(1)(iii)、(iv) 或 (v) 条规定的理由;
其他: _____

3. The property: is affected property under § 6-801, Environment Article, its registration with the MDE is current, and its registration has been renewed as required; MDE inspection certificate number, _____, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant refused access or to relocate/ vacate for remedial work. The property is not affected.
该物业: 根据《环境章程》第 6-801 条规定是受影响物业, 目前已在马里兰州环境部 (MDE) 注册, 且已按要求续延注册; 其 MDE 检查证书编号为 _____, 对目前的租赁有效; 或 所有者无法提供证书编号, 理由如下: 物业享受豁免 房客拒绝让人进入或搬迁/腾空来完成补救工作。 该物业不受影响。

4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
房客租住房东的物业, 房东要求收回物业, 已下达应付数额判决。

5. This is not is a government subsidized tenancy § 8 other. Tenant 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.
该物业 不是 是政府补助租赁物业 第 8 条规定的物业 其他物业。房客有责任支付以下租金: \$ _____, 该租金已于 本周 本月 _____ 到期, 但尚未支付或尚未变成判决。
As of today, rent is due for the weeks months of _____ in the total amount of \$ _____ less tenant payments of \$ (_____) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3. \$ _____
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 _____ \$ _____
迄今为止, _____ 周 月的应付租金总额为 \$ _____ 减去房客根据《公用事业》第 7-309 条/《不动产法典》第 8-212.3 条支付的公用事业账单、杂费和押金 \$ (_____)。
在为 周 月 _____ 提交的申诉月份或之前累积的迟付款罚金数额为 \$ _____
租金净额

6. SUBTOTAL \$ _____
 小计 \$ _____
 7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of . \$ _____
 房东要求在提交申诉日期后缴纳租金, 但到审判日期应付数额为 \$ _____
 8. TOTAL \$ _____
 总计 \$ _____

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments; prior case numbers and judgment dates within the past 12 months: _____

Case Numbers & Judgment Dates

房东要求取消房客因先前判决而享有的赎回权; 过去 12 个月内先前案件编号和判决日期: _____
 案件编号和判决日期

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.

租约中的所有房客均在上方列出。 至少一名房客在服兵役。 无房客在服兵役, 支持本陈述的事实是:

必须向法院提供具体事实, 才能断定为自然人的每一名房客均不在服兵役。

I am unable to determine whether or not any tenant is in the military service. Verified through DOD at: scra.dmdc.osd.mil/
 我无法确定是否有任何房客在服兵役。 通过 DOD 验证: scra.dmdc.osd.mil/

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
 房客去世、无遗嘱死亡(未留遗嘱)和无近亲。

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on _____
 by first-class mail – mail service certificate of mailing affixed to door of the leased property delivered electronically – proof of transmission.
 房东向房客提供了一份提交简易驱逐投诉的意向通知(未能支付租金), 日期为 _____
 方式 普通邮件 – 邮寄邮件送达凭证 贴在租赁房屋的门上 以电子方式交付 – 传输证明。

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

我郑重地确认, 据我所知所信, 以上所列事项和事实均真实无误, 否则甘愿受作伪证之处罚。

Print Name of Signer (Landlord/Attorney/Agent) 用大写字母填写签名人姓名(房东/律师/代理人)	Signature of Landlord/Attorney/Agent 房东/律师/代理人签名	Attorney Number / Party # 律师代码/当事人代码	Date 日期
---	---	---	------------

Address 地址	Telephone 电话
---------------	-----------------

Fax 传真	E-mail 电子邮件
-----------	----------------

Continued to _____ Request of _____ Reason _____
 继续 _____ 申请 _____ 原因 _____

SUMMONS

传票

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, if requested by the landlord, to appear in the District Court to show cause why the demand of the landlord should not be granted.

Personal service may be performed at the property subject to this complaint or at any other known address. If the landlord 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 tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

致警长/治安官(Wicomico 县, 其他诉讼程序送达人): 特此命令您用专人送达方法(如果房东请求采用此种送达方法)通知房客、代理人、转租人或其代理人在地区法院出庭, 说明为什么不应当批准房东要求的理由。应当将通知由专人送达本申诉所列物业或任何其他已知的地址。如果房东未要求专人送达, 或者找不到人接受专人送达通知, 您应当将传票和申诉鉴定副本张贴在构成本诉讼主体物业的醒目之处, 并用普通邮件按照房东指定的地址将其副本邮寄给房客、代理人或转租人。如果房客去世, 您应按照相同的程序通知物业居住者或去世房客的近亲(如知道)。

Notice: If judgment for a sum certain was entered, you may file a request that this judgment be recorded.
通知: 如果达成具体数额判决, 您可以提交记录本判决的请求。

Judge/Clerk
法官/书记官

Date
日期

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
¿Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. mdcourts.gov/helpcenter. 410 260-1392.
需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。致电。需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。致电。mdcourts.gov/helpcenter. 410 260-1392。

NOTICE TO THE TENANT

向房客发出的通知

1. If you need an **interpreter** or a **reasonable accommodation under the Americans with Disabilities Act**, please contact the court immediately.
如需要求提供**口译员服务**或根据《**美国残疾人法案**》要求提供合理的**便利服务**, 请立即与法院联系。
2. The court may limit the use of cell phones and other electronic devices in certain areas of the courthouse.
在法院设施指定区域使用手机和其他电子设备可能受到限制。
3. Your landlord is required by law to give you a written notice that they intend to file a case against you ten (10) days before filing the complaint for failure to pay rent. If you did not receive the notice, tell the judge at the beginning of your hearing.
根据法律规定, 您的房东必须在就未支付租金提交诉状前提前十 (10) 天向您发出书面通知, 告知其有意起诉您。如果您未收到通知, 请在听证会开始时告知法官。
4. This complaint asks the court to evict you for not paying rent. The landlord can include rent that isn't due on the date the landlord filed but is due before the trial date. This is sometimes called "future rent." It is listed on line seven (7) of the complaint.
本诉状以您未支付租金为由请求法院驱逐您。房东可以包括在房东提交诉状之日未到期, 但在庭审日期前到期的租金。该等租金有时被称为“应计未付租金”。诉状第七 (7) 行列出了该租金。
5. You have the right to go to court and to be heard by a judge. The date and time of your hearing are stamped on the first page of this complaint.
您有权诉诸法庭并接受法官的审理。您的听证会日期和时间盖印在本诉状的首页。

If you decide to go to court:

如果您决定诉诸法庭:

- Please be early and bring this paper with you.
请提前到达并携带本文件。
 - 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.
如果您到判决日期已经支付租金和滞纳金, 请携带收据, 并在开庭时向法官出示。
 - If your lease requires the landlord to pay the gas or electric bill and you ended up paying it, bring proof of payment to court.
如果您的租约要求房东支付燃气费或电费, 但最终由您自己支付, 请携带付款证明出庭。
 - If you believe that you have paid your rent and fees in full or that the amount the landlord says you owe is wrong, bring proof with you.
如果您认为自己已经全额支付租金和费用, 或者房东所说的欠款金额有误, 请携带相关证明。
 - If you believe that you have any other defense to this complaint, be prepared to state all the facts clearly to the judge.
如果您认为自己可对本申诉提出任何其他抗辩, 请准备尽早向法官陈述所有事实。
 - You have the right to bring a lawyer with you to represent you at the hearing. Under the **Access to Counsel in Evictions Law**, all income qualified tenants will have access to an attorney. Call 211 or visit legalhelpmd.org to see if you qualify.
您有权携带一名律师出席听证会。在“**根据驱逐法律聘请律师**”项下, 所有满足收入要求的房客均可聘请律师。请致电 211 或访问 legalhelpmd.org, 了解您是否有资格。
6. **What happens next if the court enters a judgment for the landlord?**
如果法院作出对房东有利的判决, 接下来会发生什么?
- The court has entered a judgment for possession for the landlord: this means that you have lost your case.
法院下达房东收回物业的判决, 这代表您败诉。
 - If you don't pay the rent and late fees due within seven (7) business days, the court will sign a Warrant of Restitution if requested by the landlord. The court will send the warrant to the sheriff (constable in Baltimore County), who will schedule the eviction.
如果您未能在七 (7) 个工作日内支付应付租金和滞纳金, 法院将应房东的要求签署归还令。法院会将归还令送至警长 (Baltimore 县的警员), 由其安排驱逐日期。
 - 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.
如果您在驱逐开始前支付了包括申请费在内的所有应付款项, 驱逐将被取消, 除非法院下达的判决不包含偿还权。请参阅下一段。
 - If there have been three (3) prior judgments (four (4) in Baltimore City) 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 landlord can still evict you.
如果在过去十二 (12) 个月内, 租赁法院已就该物业对您作出三 (3) 项判决 (Baltimore 市要求四 (4) 项), 则归还判决将不包含偿还权。这意味着, 即使您在驱逐日期之前付清所有应付款项, 房东仍然可以驱逐您。
 - You have the right to appeal to the Circuit Court. File a Notice of Appeal with the clerk of the District Court no later than four (4) 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.
您有权向巡回法院提出上诉。自判决之日起四 (4) 个工作日内向地区法院书记官提交上诉通知。法院可能会要求您交纳保证金, 以便在巡回法院对您的上诉做出裁决之前阻止驱逐。您必须在上诉期间继续支付租金。

7. **Shielding:**

屏蔽:

- If you won your case: The court will shield all court records in the case if the court does not enter a judgment against you.
如果您胜诉:如果法院没有对您下达判决,法院将屏蔽本案中的所有法院记录。
- If you lost your case: If the court enters a judgment for possession against you, you may petition the court to shield the case records if at least twelve months have passed since the final resolution of the case AND you exercised the right of redemption by paying all past due amounts before eviction. You may also petition to shield if you can show other good cause to shield.
如果您败诉:如果法院对您下达了占有判决,但自该案件最终解决起,至少已经过去十二个月,且您已在驱逐前支付所有逾期款项来行使赎回权,则您可以向法院申请屏蔽案件记录。如果您能提交其他正当理由,您也可以申请屏蔽。

8. **Baltimore City only:**

仅限 Baltimore 市:

(a) The landlord must give you notice of the first scheduled eviction date by (1) mailing the notice to you by first-class mail at least fourteen (14) days in advance of the scheduled date, AND (2) posting the notice on the property at least seven (7) days before the scheduled date. You may challenge whether the notices were properly sent and posted. Any challenge will be referred to a judge for decision. If the judge decides the challenge in your favor, the eviction will be cancelled. The landlord may apply for a new Warrant of Restitution.

房东必须通过以下方式通知您安排好的第一个驱逐日期: (1) 在预定日期前提前至少十四 (14) 天通过普通邮件将通知邮寄给您; 以及 (2) 在安排好的日期前提前至少七 (7) 天将通知张贴在物业上。您可对是否适当送达和邮寄通知提出质疑。任何质疑都将移交法官裁决。如果法官对质疑作出的裁决对您有利,驱逐将被取消。房东可以申请下达新的赔偿令。

(b) Abandoned property: when the eviction is completed, any property you leave behind is considered abandoned. The landlord may dispose of the property by transporting it to a licensed landfill, donating it to charity, or any other lawful means.

遗弃财产:驱逐完成后,您遗留的任何财产都将被视为被遗弃。房东可将该等财产运至持照垃圾填埋场、捐赠给慈善机构或采用任何其他合法方法,处置该等财产。

AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL

Esta es una denuncia por incumplimiento de pago de la renta. La traducción al español de este formulario se encuentra en el Internet en:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf

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

mdcourts.gov/sites/default/files/court-forms/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: mdcourts.gov/helpcenter