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。

马里兰州地区法院

Located at _____
地址 _____

CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____

Date 日期 _____ Date 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》第 8-401 条）

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

2. Is the property required to be licensed in order to operate as a rental property?
☐ Yes ☐ No. provide License number and expiration date _____
☐ Yes, but unlicensed because: ☐ exempt; ☐ of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); ☐ other: _____.
该房屋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。房客须支付以下数额租金:
$ _____, 应付日期为 每周 每月的 _____, 该租金尚未支付或减少到判决数额。
As of today, rent is due for the ☐ weeks ☐ months of _____ in the total amount of $ _____ less tenant
迄今为止 周 月 _____ 应付租金总额为 $ _____
payments of $ (_____) for utility bills, fees, and security deposits under PU §7-309. $ _____
Net Rent
根据《公用事业》第 7-309 条规定减去 $ (_____) 公用事业账单、杂费和押金房客付款。 $ _____
净租金

Late charges accruing in or prior to the month in which the complaint was filed for the ☐ weeks ☐ months
在为 周 月
of _____ are due in the amount of ..... $ _____
_____ 提交的申诉月份或之前累积的迟付款罚金数额为 ..... $ _____

6. ..... SUBTOTAL $ _____
..... 小计 $ _____

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____

Date 日期 _____ Date 日期 _____

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 the tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: _____
Case Numbers & Judgment Dates
由于先前的判决, 房东要求禁止房客偿还权。列出过去 12 个月内的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.
我无法确定是否有任何房客在服兵役。

☐ Verified through DOD at:
通过国防部验证:
scra.dmdc.osd.mil/
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 _____
Date
房东向房客提供了一份呈交简易驱逐诉状的意向通知(未能支付租金), 日期为 _____
日期

by ☐ first-class mail – mail service certificate of mailing ☐ affixed to door of the leased property ☐ delivered electronically.
提供方式 普通邮件 - 邮寄邮件送达证明 贴在租赁物业的门上 电子方式送达。

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 _____

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____
Date 日期

_____
Date 日期

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
应付和未付租金:$ _____;减去公用事业信用 $ _____ 根据《公用事业》第 7-309 条

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 无偿还权

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

☐ 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: 房东已违反《不动产法典》第 8-216(b) 条

☐ 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 of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord 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, assignee, or subtenant by first-class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**

致本县警长/本法院警员: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、代理人或转租人或其已知或经授权代理人在本案审判时在地区法院出庭, 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。如果未要求专人送达或者物业内或其他已知地址没有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一份传票和申诉副本邮寄给房客、代理人或转租人。**如果房客去世, 特此命令您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.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____

Date 日期 _____ Date 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》第 8-401 条）

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

2. Is the property required to be licensed in order to operate as a rental property?
☐ Yes ☐ No. provide License number and expiration date _____
☐ Yes, but unlicensed because: ☐ exempt; ☐ of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); ☐ other: _____.
该房屋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。房客须支付以下数额租金:
$ _____, 应付日期为 每周 每月的 _____, 该租金尚未支付或减少到判决数额。
As of today, rent is due for the ☐ weeks ☐ months of _____ in the total amount of $ _____ less tenant
迄今为止 周 月 _____ 应付租金总额为 $ _____
payments of $ (_____) for utility bills, fees, and security deposits under PU §7-309. $ _____
Net Rent
根据《公用事业》第 7-309 条规定减去 $ (_____) 公用事业账单、杂费和押金房客付款。 $ _____
净租金

Late charges accruing in or prior to the month in which the complaint was filed for the ☐ weeks ☐ months
在为 周 月
of _____ are due in the amount of ..... $ _____
_____ 提交的申诉月份或之前累积的迟付款罚金数额为 ..... $ _____

6. ..... SUBTOTAL $ _____
..... 小计 $ _____

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____

Date 日期 _____ Date 日期 _____

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 the tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: _____
Case Numbers & Judgment Dates
由于先前的判决, 房东要求禁止房客偿还权。列出过去 12 个月内的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.
我无法确定是否有任何房客在服兵役。

☐ Verified through DOD at:
通过国防部验证:
scra.dmdc.osd.mil/
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 _____
Date
房东向房客提供了一份呈交简易驱逐诉状的意向通知(未能支付租金), 日期为 _____
日期

by ☐ first-class mail – mail service certificate of mailing ☐ affixed to door of the leased property ☐ delivered electronically.
提供方式 普通邮件 - 邮寄邮件送达证明 贴在租赁物业的门上 电子方式送达。

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

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____
Date 日期

_____
Date 日期

_____ _____
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 of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord 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, assignee, or subtenant by first-class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**

致本县警长/本法院警员: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、代理人或转租人或其已知或经授权代理人在本案审判时在地区法院出庭, 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。如果未要求专人送达或者物业内或其他已知地址没有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一份传票和申诉副本邮寄给房客、代理人或转租人。**如果房客去世, 特此命令您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

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____

Date 日期 _____ Date 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》第 8-401 条）

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

2. Is the property required to be licensed in order to operate as a rental property?
☐ Yes ☐ No. provide License number and expiration date _____
☐ Yes, but unlicensed because: ☐ exempt; ☐ of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); ☐ other: _____.
该房屋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。房客须支付以下数额租金:
$ _____, 应付日期为 每周 每月的 _____, 该租金尚未支付或减少到判决数额。
As of today, rent is due for the ☐ weeks ☐ months of _____ in the total amount of $ _____ less tenant
迄今为止 周 月 _____ 应付租金总额为 $ _____
payments of $ (_____) for utility bills, fees, and security deposits under PU §7-309. $ _____
Net Rent
根据《公用事业》第 7-309 条规定减去 $ (_____) 公用事业账单、杂费和押金房客付款。 $ _____
净租金

Late charges accruing in or prior to the month in which the complaint was filed for the ☐ weeks ☐ months
在为 周 月
of _____ are due in the amount of ..... $ _____
_____ 提交的申诉月份或之前累积的迟付款罚金数额为 ..... $ _____

6. ..... SUBTOTAL $ _____
..... 小计 $ _____

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____

Date 日期 _____ Date 日期 _____

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 the tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: _____
Case Numbers & Judgment Dates
由于先前的判决, 房东要求禁止房客偿还权。列出过去 12 个月内的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.
我无法确定是否有任何房客在服兵役。

☐ Verified through DOD at:
通过国防部验证:
scra.dmdc.osd.mil/
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 _____
Date
房东向房客提供了一份呈交简易驱逐诉状的意向通知(未能支付租金), 日期为 _____
日期

by ☐ first-class mail – mail service certificate of mailing ☐ affixed to door of the leased property ☐ delivered electronically.
提供方式 普通邮件 - 邮寄邮件送达证明 贴在租赁物业的门上 电子方式送达。

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

DC-CV-082BLC
(Rev. 10/2023) (TR 08/2023)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.

DISTRICT COURT OF MARYLAND FOR _____
马里兰州地区法院 _____
Located at _____
地址 _____

No. of tenants 1 2 3 4
房客人数 1 2 3 4
CASE NUMBER
案件编号
TRIAL DATE & TIME
审判日期和时间

_____
Landlord
房东

Affixed on Premises
张贴在房屋上

_____
Address
地址

_____
Date
日期

_____ _____ _____
City 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 _____

_____
Constable/Sheriff
巡警/警长

_____
Address
地址

_____ _____ _____
City 市 | State 州 | Zip 邮政编码

Served on Party:
送达给:

_____
Date 日期

_____
Date 日期

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

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。

SUMMONS
传票

TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord 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, assignee, or subtenant by first-class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**

致本县警长/本法院警员: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、代理人或转租人或其已知或经授权代理人在本案审判时在地区法院出庭, 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。如果未要求专人送达或者物业内或其他已知地址没有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一份传票和申诉副本邮寄给房客、代理人或转租人。**如果房客去世, 特此命令您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.
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、面对面、通过电话。
mdcourts.gov/helpcenter. 410 260-1392.

NOTICE TO THE TENANT
向房客发出的通知

1. Your landlord 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 complaint. Before filing a complaint for failure to pay rent, the landlord must provide to the tenant a written notice of the landlord's intent to file a claim in the District Court against the tenant to recover possession of the residential premises if the tenant does not cure (pay rent and late fees due) within ten (10) days after the written notice is provided to the tenant. **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**.

您的房东已经因您不付租金请求法院驱逐您。将在诉状显示的日期和地点审理您的案件。在提出不付房租投诉之前, 房东必须向房客提供一份书面通知, 表明如果房客在收到书面通知后十 (10) 天内仍未解决(缴付到期应付的租金和滞纳金) , 房东打算向地区法院对房客提出索赔以收回对住宅物业的占有权 。**如需要求外语口译员或根据《美国残障人法案》要求合理的便利设施, 请立即与法院联系。法院设施内的指定区域可能限制或禁止持有和使用手机和其他电子设备**。

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.

如果已经通过张贴和邮寄通知的方法将传票送达给您, 只会作出对您不利的物业拥有权判决。但是, 如果由专人将传票送达给您, 亦可能作出对您不利的钱款判决。

3. If you have an oral or written lease that requires the landlord to pay the gas or electric bill and you made payment(s) for utility service to a public utility provider and/or a security deposit or fee to open a new utility service account, the amount of those payment(s) can be deducted from the rent due.

如果您与房东达成口头或书面租约, 要求房东支付煤气或电费账单, 但您向公用事业服务提供者支付公用事业服务费和/或开启新公用事业服务账户的押金或费用, 可从应付租金中扣除此类付款额。

4. **The court may include rent that becomes due after the filing of this complaint**. If you have not paid all the money due to your landlord by the trial date, the judge may determine that you owe additional rent that has become due through the date of judgment.

法院可能包括提交本申诉后的应付租金。如果您到审判日期尚未支付应向您的房东支付的所有钱款, 法官可能裁决您支付直至判决日期应付的额外租金。

5. 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.

如果您到判决日期已经支付租金, 您应当在判决日期携带收据, 请求法院撤销案件。

6. 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!**

如果您提出抗辩或者认为您不欠付租金, 您应当出庭陈述事实。您有权携带律师出庭。 **请携带本文件出庭!**

7. If the court enters a judgment for the landlord and orders you to move out, the landlord may, on the fifth business day after the trial date, apply for a warrant for your eviction. Possession of the premises must be given to the landlord, or the landlord's agent or attorney, within four (4) business days after the trial.

如果法院作出对房东有利的判决, 命令您搬出, 房东可能在判决日期后第五个业务日申请驱逐令。必须在审判后四 (4) 个业务日内将房屋拥有权交给房东或房东的代理人或律师。

8. The warrant will be sent to the constable or sheriff who will then schedule an eviction if the rent has not been paid.

如果尚未支付房租, 会将驱逐令送给警员或警官, 他们将安排驱逐日期。

9. The court may issue a Warrant of Restitution at any time after four (4) business days from the date of judgment.

法院可能在判决日期四 (4) 个业务日后的任何时间下达归还令。

10. You have a right to pay the amount due at any time until the eviction begins, unless the court has foreclosed that right because of the number of rent judgments you have had in the past twelve (12) months. 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. The court may issue a Warrant of Restitution at any time four (4) business days after the date of judgment.

您在驱逐开始前任何时间有权支付应付数额, 除非法院根据您在过去十二 (12) 个月的租金判决次数取消该权利。警长或警员持有的归还令将显示法院是否命令"无偿还权", 这意味着您不能通过支付应付数额中止驱逐。归还令将注明您的应付数额。法院可能在判决日期后四 (4) 个业务日内随时下达归还令。

11. Except in Baltimore City, the sheriff or constable will meet the landlord at the premises to conduct the eviction. Your personal property may be removed from the premises. The sheriff or constable is not responsible for protecting your property.

除巴尔的摩市外, 警长或警员将在房屋所在地与房东会面, 执行驱逐。可能会从房屋中搬出您的个人财产。警长或治安官不负责保护您的财产。

12. Information about available protections for pets during an eviction can be found through the Maryland Department of Agriculture's website at: mda.maryland.gov/Pages/Pets-and-eviction.aspx.

有关驱逐期间可用的宠物保护措施的信息可以在马里兰州农业部网站获取: mda.maryland.gov/Pages/Pets-and-eviction.aspx。

IN BALTIMORE CITY ONLY
仅限巴尔的摩市

13. **Special notice requirements apply to some evictions.** The landlord must provide notice to the tenant of the first scheduled eviction date in two separate ways:

特别通知要求适用于部分驱逐。房东必须用两种不同的方法向房客发出首次安排的驱逐日期通知：

- Mail the notice to the tenant by **first class mail with a certificate of mailing at least fourteen (14) days** in advance of the first eviction date; and
  在首次驱逐日期前**至少提前十四 (14) 天用带邮寄凭证的普通邮件**将通知寄给房客；并且
- **Post the notice on the premises at least seven (7) days** in advance of the first scheduled eviction date.
  在首次安排的驱逐日期前至少提前七 (7) 天将通知张贴在房屋上.
- The day of mailing or posting is Day 1. Day 14 must be no later than the day before the scheduled date of eviction. Count holidays and weekends.
  邮寄或张贴通知的当天为第 1 天。第 14 天不得迟于安排的驱逐日期的前一天，包括节假日和周末。

The tenant may challenge whether the notices were properly sent. If the tenant challenges the notices or if the sheriff has doubt that the notices were properly given, the sheriff will refer the issue to the judge for decision. If the judge determines that the landlord did not comply with the notice requirements, the eviction will be vacated/canceled, and the landlord will have to apply for a new Warrant of Restitution. If the notice challenge is determined in the landlord's favor, the sheriff will execute the eviction immediately. **On the day of the eviction when the sheriff returns possession of the property to the landlord, any of your personal property left in or around the rental unit is considered abandoned. You have no right to the property.** The landlord's only obligation for abandoned property is to properly dispose of it.
房客可对是否适当送达通知提出质疑。如果房客对通知提出质疑或者警长对通知是否适当送达表示怀疑，警长可将问题转交给法官裁决。如果法官裁定房东没有遵守通知要求，则会撤销/取消驱逐，并要求房东申请新赔偿令。如果对通知质疑作出对房东有利的裁决，警长将立即执行驱逐。**在驱逐当天，当警长将物业拥有权交还给房东时，您遗留在租赁单元内或周围的任何个人财产将被视为丢弃财产。您不拥有房屋的任何权利**。房东对丢弃财产应承担的唯一责任是以适当方式处理。

- The landlord is <u>strictly prohibited</u> from putting the abandoned property in the street, the sidewalk, alleys, or on any public property. Anyone who illegally dumps abandoned property from an eviction is guilty of a misdemeanor and subject to a penalty of up to $1,000 for each day of unlawful dumping.
  严格禁止房东将丢弃的财产放在街道、人行道、小巷或任何公共物业上。任何人非法丢弃驱逐后的丢弃财产可被判轻罪，并会因非法丢弃财产每天处以高达 $1,000 的罚款。
- The landlord <u>may dispose of the abandoned property</u> by transporting it to a licensed landfill or solid waste facility, donating it to charity, or some other lawful means.
  房东<u>可将丢弃的财产</u>运至持照垃圾填埋场或固体废物设施、捐赠给慈善机构或采用一些其他合法方法，处理丢弃财产。

APPEAL
上诉

You may file an appeal within four (4) business 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 four-day time period.) An appeal bond must be posted in order to stay any execution of the judgment. An appeal does not stay the payment of future rent or eviction.
您可以在法官作出裁决后四 (4) 个工作日内提出上诉，方法是填写向审理案件所在地区法院提出书面申请，并支付要求的上诉费。(任何星期六、星期日或任何法定假日均不计入四天期限。) 必须交付上诉保证金才能中止任何判决的执行。上诉不会中止未来租金支付或驱逐。

(NOTICE TO CHINESE SPEAKING INDIVIDUALS)

（简体中文用户须知）

This is a complaint for failure to pay rent. A Chinese translation of this form is available on the Internet at:
mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082blc.pdf/dccv082blc.pdf
A Chinese informational brochure is also available online at:
mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrc.pdf/dccv082tbrc.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, Chinese brochure and Interpreter assistance, if needed. For information about rental assistance programs or about the law that applies to your situation, contact the Court's Help Center. By phone: 410-260-1392 Online: mdcourts.gov/helpcenter

这是一份关于不付房租的诉状。本表格简体中文版请见网址：
mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082blc.pdf/dccv082blc.pdf
简体中文信息手册同样请见网址：
mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrc.pdf/dccv082tbrc.pdf
您也可携带此表格至位于本表格背页顶部地址的地区法院书记官办公室, 如您需要, 书记官会为您提供已打印的翻译版本、简体中文手册和口译援助。有关租房援助计划或适用于您情况的法律的信息, 请联系法院帮助中心。电话：410-260-1392 在线：mdcourts.gov/helpcenter