

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

City/County

Located at _____ Court Address Case No. _____

地址 _____ 法院地址 Case No. _____ 案件编号

Tenant(s) vs. Landlord(s)/Agent(s)
租户 诉 房东/代理人

Address Address
地址 地址

City, State, Zip City, State, Zip
城市、州、邮编 城市、州、邮编

Telephone Number Telephone Number
电话号码 电话号码

Serve By: Sheriff/Constable Certified Mail Private Process Server
用以下方式送达: 警长/治安官 保证邮件 专人传票送达员

COMPLAINT FOR RENT ESCROW and BREACH OF WARRANTY OF HABITABILITY
《房租托管与违反宜居性保证诉状》
(Real Property §§ 8-211 & 8-212)
《《不动产》第 8-211 条和第 8-212 条》

1. I rent the property located at _____
Address City State Zip
我租赁了位于以下地址的物业 _____ 地址 市 州 邮政编码

2. My rent is \$ _____ per month per week I last paid my rent on: _____
我的租金是 \$ _____ 每月 每周 我最近一次支付房租的日期为: _____
Date 日期

3. The property has: *Check all that apply.*
该物业: 勾选所有适用项。
 no heat 无暖气 no running water 无自来水 inadequate sewage disposal facilities 污水处理设施不完善
 no hot water 无热水 no electricity 无电 fire hazard 存在火灾隐患 rodent infestation in 2+ units 两套以上单元有鼠患
 structural defect which presents a serious and substantial threat to the physical safety of occupants
存在对入住者的人身安全构成严重和实质性威胁的结构缺陷
 other serious and substantial threat to the life, safety or health of an occupant (describe)
对入住者生命、安全或健康的其他严重和实质性威胁(请具体描述)

4. The landlord was notified of the above issues on _____ by the following method(s): *Check all that apply.*
Date
房东于 _____ 通过以下方式获悉上述问题: 勾选所有适用项。
 in person 当面 by phone 电话 text message 短信 in writing 书面形式 regular mail 普通邮件 certified mail 保证邮件
 e-mail 电子邮件 other written notice 其他书面通知 other actual notice 其他实际通知 a written violation, condemnation, or other notice 书面违规、谴责或其他通知
 other: _____ 其他: _____

5. I am asking the court to: *Check all that apply.*
我请求法院: 勾选所有适用项。
 order the landlord to fix the problems
命令房东解决存在的问题

- allow me to pay my rent to the court until the problems are fixed
允许我向法院支付我的房租, 直至问题得到解决
- reduce my rent to \$ _____ until the problems are fixed
将我的房租降低为 \$ _____ 直至问题得到解决
- reduce my rent, paid or owed, starting from when my landlord was first told about these problems, in the **total amount** of \$ _____
从我的房东最初获悉这些问题开始, 降低我的已付或欠付房租, **总额为 \$ _____**
- give me back the rent paid to the court, after all problems are fixed
在所有问题得到解决之后, 将我付给法院的租金退回给我
- end my lease
终止我的租约
- (Breach of Warranty of Habitability only) award damages in the amount of \$ _____
(仅违反宜居性保证) 赔偿金额为 \$ _____
- (Breach of Warranty of Habitability only) terminate the lease, return any unused portion of the security deposit, and award relocation expenses
(仅违反宜居性保证) 终止租约, 退还任何押金未使用部分, 并判给搬迁费用
- award attorney fees, costs, and expenses related to this case
判给与本案有关的律师费、诉讼费和其他费用
- other: _____
其他: _____

6. Prior judgments:

先前的判决:

- During the last 12 months, the landlord has obtained _____ judgments for possession of this property against me.
Total # of judgments
在过去 12 个月中, 房东已获得 _____ 次从我处收回物业的判决。
总判决次数

7. Additional paperwork is attached to this petition: Yes No

本申请有附加纸页: 是 否

MILITARY SERVICE AFFIDAVIT

服兵役宣誓书

I hereby affirm under the penalty of perjury that my landlord is is not in the military service. That facts on which I base this statement are: _____. OR, I don't know whether my landlord is in the military service.
我在此证明, 我的房东 在 不在服兵役, 如有虚假甘愿受作伪证之处罚。我作出此项陈述依据的事实是: _____。或者, 我不知道我的房东是否在服兵役。

Date and signature as to the Complaint and the Affidavit:
诉状和宣誓书日期和签名:

Date
日期

Signature of Tenant or Attorney
租户或律师签名

Attorney Number
律师编号

WRIT OF SUMMONS
传讯令状

TO THE LANDLORD:

致房东:

You are summoned to appear for trial on _____ at _____ in this court to answer
Date Time

the Complaint for Rent Escrow and Breach of Warranty of Habitability above.

特此传唤您于 _____ 前往本法院出庭接受审判, 对以上
Date Time
《房租托管与违反宜居性保证诉状》作出回应。

Date

Signature of Clerk

日期

书记员签名

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.

如要求提供外语口译员服务或根据《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。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。