	OURT OF MARYLAND FOR			
Located at				
Landlord		Affixed on I	Premises	
Address		Date		
City	State	Zip Dailed to	o Tenant	
(1) Tenant	(2) Tenant			
Ŭ	e			
3 Tenant	(4) Tenant	Constable/	Sheriff	
Address		Served on	Party:	
City	State	Zip		
FAILURE TO F	PAY RENT - LANDLORD'S COMP	LAINT FOR REPOSSESSIC	ON OF RENTED PROF	PERTY (REAL PROPERTY §8-401)
. The property is descri	ibed as: ed to be licensed in order to opera	Number	Street	, Marylan
\therefore Is the property require	ed to be licensed in order to opera License number and expiration date	ate as a rental property?		
-	because: \Box exempt; \Box of reasons	•	(v) or (v) : \Box other:	
	1			DE registration is current, its registration
has been renewed as rec	quired; MDE inspection certificate	number,	, is valid	d for the current tenancy; or \Box owner is
unable to state Certifica	ate No. because: \Box exempt \Box tenar	nt non-cooperation during rer	nedial work.	· 1 · · · 1 · 1 · · · ·
□ Landlord requests a	he landlord who asks for possession money judgment (requires personal	l service).		
5. This 🗆 is not 🗋 is a go	overnment subsidized tenancy \Box §	8 \Box other. Tenant is respons	ible to pay the followir	ng amount of rent: \$
As of today, rent is due	of the \Box week \Box month for the \Box weeks \Box months of	-	in the total amou	unt of \$ less tena
payments of $($ Late for the \Box weeks [) for utility bills, fees, an □ months of	nd security deposits under PU	J §7-309 / RP § 8-212. are due in the arr	3. \$
\tilde{b}	((1) in - in - after the date .	CC1 1 by the deter	0 · · · 1 · · · ·	SUBTOTAL\$
-	ts rent becoming due after the date of			
	he tenant's rights of redemption be		nents. List the case num	nbers and judgment dates within the particular
$\begin{array}{l} \textbf{MILITARY STATUS C} \\ \Box \text{ All the tenants on the } \end{array}$	ased, intestate (not having made a le DF TENANT(S) lease are listed above. At least on	egal will), and without next of	ſkın.	□ Verified through DOD at scra.dmdc.osd.mil/ n the military service and the facts
supporting this statements supporting this statement \Box I am unable to determ	nt are: Specific facts nine whether or not any tenant is	must be given for the court to conclude that in the military service	each tenant who is a natural person	is not in the military.
 Landlord provided a N by □ first-class mail - 	Notice of Intent to File a Complaint : – mail service certificate of mailing	for Summary Éjectment (Fai	ed property 🗆 delivered	
-				
Print Name of Signer (Landlord/Attorne	ey/Agent)	Signature of Landlord/Atto	rney/Agent	Attorney Number / Party # Date
Address				Telephone
Fax	DISPOSIT		New Date	SUMMONS
	t of: Tenant Landlord Court Re			TO the sheriff of this county /
	t of: \Box Tenant \Box Landlord \Box Court Ropeared on the final trial date:	eason:		constable of this court: You are ordered to serve this notice on the
Landlord Landlo	ord's Agent/Attorney 🗆 Tenant 1 🗆 Te		□ Tenant's Attorney	tenant, assignee, or subtenant, or
	landlord for possession of the premis		ד א ז מחל א דעם / דע	2.3 their known or authorized agent in accordance with Real Property
Net due and unpaid: \$; minus utility credits of \$ by: Default D Trial D	Consent No right of redempti	rog /-309/ KP § 8-212	Article \S 8-401(b)(3). In the case
□ Money judgment for \$	plus costs against: 🗆 T			a deceased tenant, you are to notif
□ Voluntary dismissal by:	\Box Landlord \Box Stipulation of parties			the occupant or next of kin of the
\Box Case dismissed \Box Land \Box Judgment for tenant	flord FTA \Box No party appeared \Box Oth	er:		deceased tenant in accordance with Real Property Article § 8-401(b)(
If applicable: 🗌 Land	flord has violated RP §8-216(b) \Box Rec			
	ages of \$ Reasonable z til by filing an app			Judge/Clerk
				Date
Judge	ID Numb			Free. Online. In Person. By Phone.

³⁾ 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. www.mdcourts.gov/helpcenter. 410 260-1392.

Located at						
City and						
Landlord			Affixed on Premises			
Address			Date			
City	State	Zip	☐ Mailed to Tenant			
	State	-1				
(1) Tenant	(2) Tenant					
3 Tenant	④ Tenant	·······	Constable/Sheriff			
Address			Served on Party:			
City	State	Zip	5			
		1	Date		Date	
FAILURE TO P	AY RENT - LANDLORD'S CON	MPLAINT FOR REP	OSSESSION OF RE	INTED PROPE	RTY (REAL PROPE	
. The property is describ	bed as:	Numb	er Street		Apt. City	, Maryland.
\square Is the property required	d to be licensed in order to op	berate as a rental p	operty?			
-	License number and expiration d because: \Box exempt; \Box of reason		S(a)(1)(iii)(iii) ar(u)). □ othor:		
	of affected property under §6-80				Frequencies registration is curre	ant its registration
1 1 2	uired; MDE inspection certificat	-	icie, 🗆 is affected pro	<u> </u>	or the current tenanc	
1	e No. because: \Box exempt \Box ter	· · · · · · · · · · · · · · · · · · ·				$y, or \square owner is$
. The tenant rents from the	e landlord who asks for possessi	ion of the property l	based on the amount of	of rent and costs	s determined to be du	ue.
□ Landlord requests a n	noney judgment (requires person	nal service).				
o. This ⊔ is not ⊔ is a gov due on the	vernment subsidized tenancy \Box of the \Box week \Box mor	§8 ∐ other. Tenai nth_which has not b	it is responsible to pa een paid or reduced t	y the following	amount of rent: \$	
As of today, rent is due f	for the \Box weeks \Box months of		in t	he total amount		less tenant
payments of \$ () for utility bills, fees, months of	, and security depos	its under PU §7-309	/ RP § 8-212.3.	\$	Net Rent
Late for the \square weeks \square	months of		are	due in the amo	unt of \$ SUBTOTAL\$	
	s rent becoming due after the dat					
-		-	•			
). The landlor <u>d requests</u> the	e tenant's rights of redemption b	be foreclosed due to	prior judgments. List	t the case numb	ers and judgment da	tes within the past
						-
12 months:		Cas	e Numbers & Judgment Dates		Uquified	through DOD at
12 months: $$ 10. \Box The tenant is deceas	sed, intestate (not having made a					through DOD at:
12 months:	F TENANT(S)	a legal will), and wit	hout next of kin.	No tenant is in t	scra.dmo	dc.osd.mil/
12 months:	F TENANT(S) ase are listed above. At least	a legal will), and with one tenant is in the	hout next of kin. military service. □ N		scra.dmo he military service an	dc.osd.mil/
12 months: 10. The tenant is deceased MILITARY STATUS OF All the tenants on the lease supporting this statement I am unable to determ	F TENANT(S) ase are listed above. At least t are:	a legal will), and with one tenant is in the acts must be given for the court is in the military	hout next of kin. military service. t to conclude that each tenant will service.	no is a natural person is	scra.dmo he military service an not in the military.	dc.osd.mil/
12 months: 10. The tenant is deceased MILITARY STATUS OF All the tenants on the lease supporting this statement I am unable to determ 1. Landlord provided a No	F TENANT(S) ase are listed above. t are:	a legal will), and with one tenant is in the acts must be given for the cou- t is in the military so int for Summary Eje	hout next of kin. military service. N t to conclude that each tenant will service. ctment (Failure to Pa	no is a natural person is y Rent) to the t	scra.dmo he military service an not in the military. enant on	dc.osd.mil/
12 months: 10. □ The tenant is decease MILITARY STATUS OF □ All the tenants on the lease supporting this statement □ I am unable to determ 1. Landlord provided a Nor by □ first-class mail -	F TENANT(S) ase are listed above. At least t are:	a legal will), and with one tenant is in the acts must be given for the cou- is in the military sint for Summary Ejen ing \Box affixed to doc	hout next of kin. military service. t to conclude that each tenant will service. ctment (Failure to Pa r of the leased proper	to is a natural person is y Rent) to the to	scra.dmd he military service an not in the military. enant on electronically.	dc.osd.mil/ nd the facts
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DC-CV-082 (Rev. 10/2023)

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. <u>www.mdcourts.gov/helpcenter</u>. 410 260-1392.

DISTRICT COU					
Located at					
Contraction of the second seco					
Landlord		Affixed on Pres	nises		
		Date			
Address					
City	State	Zip Dialed to T	enant		
(1) Tenant	(2) Tenant	······································			
(3) Tenant	④ Tenant	Constable/Sho	riff		
Address		Served on Pa	rty:		
City	State	Zip			
		Date		Date	
FAILURE TO PA The property is describ	AY RENT - LANDLORD'S CON	IPLAINT FOR REPOSSESSION	OF RENTED PRO	PERTY (REAL PROPER	TY §8-401) , Maryland.
Is the property is describ	bed as:	Number	Street	Apt. City	, iviar y land.
\square No \square Yes provide I	License number and expiration d	ate			
1 /	1	ns under RP § 8-406(c)(1)(iii), (iv)	or (v): \Box other:		
		1, Environment Article; \Box is affect		IDE registration is current	its registration
1 1 2	uired; MDE inspection certificat		1 1 2	id for the current tenancy;	e e
1	· 1	nant non-cooperation during reme		ia for the current tenancy,	
. The tenant rents from the	e landlord who asks for possessi	on of the property based on the an	ount of rent and c	osts determined to be due.	
\Box Landlord requests a m	noney judgment (requires person	nal service).	4 4 6 11	· · · · · · · · · · · · · · · · · · ·	
o. This ∟ is not ∟ is a gov	/ernment subsidized tenancy \Box	§ 8 \Box other. Tenant is responsible the tensor of	to pay the follow:	ing amount of rent: \$	
As of today, rent is due for	For the \Box weeks \Box months of	hui, which has not been puid of red	in the total amo	unt of \$	less tenant
payments of \$ () for utility bills, fees	, and security deposits under PU §	7-309 / RP § 8-212	2.3. \$	Net Rent
Late for the \Box weeks \Box	months of	, and security deposits under PU §	are due in the a	mount of \$	
		te of filing, but due by the date of t			
-	-				
		be foreclosed due to prior judgmen			within the past
12 months:		Case Numbers & Judgmen			-
10. \Box The tenant is decease	ed, intestate (not having made a	legal will), and without next of ki			rough DOD at:
MILITARY STATUS OF	F TENANT(S)			scra.dmdc.	
supporting this statement	t are:	one tenant is in the military servic		-	the facts
	ine whether or not any tenant	acts must be given for the court to conclude that each is in the military service.	tenant who is a natural perso	on is not in the military.	
1. Landlord provided a No	otice of Intent to File a Complai	nt for Summary Éjectment (Failur			
by \Box first-class mail – 1	mail service certificate of mailir	ng \Box affixed to door of the leased matters and facts set forth above a	property delive	red electronically.	Date
do soleminy amrin under	the penalties of perjury that the	matters and facts set form above a	re true to the best c	of my knowledge, informa	uion, and benef.
Print Name of Signer (Landlord/Attorney/	/Agent)	Cignature of Landland/Attaneous	/At	Attorney Number / Party #	
		Signature of Landlord/Attorney	Agent		Date
ddress		Signature of Landiord/Attorney	/Agent		Date
		E-mail	Agent		Telephone
			Agent		Telephone
			Agent		Telephone MONS his county /
			Agent	SUMN TO the sheriff of th constable of this co ordered to serve th	Telephone MONS nis county / purt: You are is notice on the
			Agent	SUMN TO the sheriff of th constable of this co ordered to serve th tenant, assignee, or	Telephone MONS nis county / purt: You are is notice on the • subtenant, or
			Agen	SUMN TO the sheriff of th constable of this co ordered to serve th	AONS is county / burt: You are is notice on the subtenant, or horized agent in
			Agent	SUMN TO the sheriff of th constable of this co ordered to serve th tenant, assignee, on their known or autl accordance with R Article § 8-401(b)(Telephone MONS his county / burt: You are is notice on the subtenant, or horized agent in eal Property 3). In the case of
			Agent	SUMN TO the sheriff of th constable of this co ordered to serve th tenant, assignee, on their known or auth accordance with R Article § 8-401(b)(a deceased tenant,	MONS his county / burt: You are is notice on the subtenant, or norized agent in eal Property 3). In the case of you are to notify
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?ax		E-mail		SUMN TO the sheriff of th constable of this co ordered to serve th tenant, assignee, on their known or auth accordance with R Article § 8-401(b)(a deceased tenant,	MONS his county / purt: You are is notice on the subtenant, or norized agent in eal Property 3). In the case of you are to notify ct of kin of the accordance with
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Address Fax NOTICE: If the court awa obtain a lien on real propo	arded you money in addition to t verty. Maryland Rule 3-621.	E-mail		SUMN TO the sheriff of th constable of this co ordered to serve th tenant, assignee, on their known or autl accordance with R Article § 8-401(b)(a deceased tenant, the occupant or nex deceased tenant in	Telephone MONS his county / purt: You are is notice on the subtenant, or norized agent in eal Property 3). In the case of you are to notify ct of kin of the accordance with cle § 8-401(b)(6).
Fax NOTICE: If the court awa	arded you money in addition to t erty. Maryland Rule 3-621.	E-mail		SUMN TO the sheriff of th constable of this co ordered to serve th tenant, assignee, or their known or autl accordance with Re Article § 8-401(b)(a deceased tenant, the occupant or nez deceased tenant in Real Property Artic	Telephone MONS his county / purt: You are is notice on the subtenant, or norized agent in eal Property 3). In the case of you are to notify st of kin of the accordance with the § 8-401(b)(6).

DC-CV-082 (Rev. 10/2023)

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. <u>www.mdcourts.gov/helpcenter</u>. 410 260-1392.

RETURN OF PERSONAL SERVICE ON TENANT(S) (to be completed by process server)

			Case No.				
I served a copy of Writ of Summons, Comple	aint, and all suppo	orting papers by	delivery			,	
	, on			at Location			
Title , oii	Date The perso	n I left the pape	ime rs with acknowle	dged being:	(1) a resident of th	e above listed	
address; (2) 18 years of age or older; (3) of suitable dis	cretion in that rela	ationship to the	defendant is				
and that; (4) the above listed address is the defendant's	residence or usua	al place of abode	e. The facts upon	which I con	cluded that the ind	ividual served	
is of suitable age and discretion are:							
Description of the person served: Race Sex	Eyes	Hair		Age	Other		
*FOR PRIVATE PROCESS SERVER ONLY: Name			Address:				
		Т	elephone				

I am at least 18 years of age. I solemnly affirm under the penalties of perjury that all information provided by me herein is true to the best of my knowledge, information, and belief.

NOTICE TO THE TENANT

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.

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.

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.

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.

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.

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!**

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.

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

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

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.

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

IN BALTIMORE CITY ONLY

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:

- 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
- Post the notice on the premises at least seven (7) days in advance of the first scheduled eviction date.
- 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. 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.
 - 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.
 - 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.

APPEAL

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.

AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL (NOTICE TO SPANISH SPEAKING INDIVIDUALS)

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/

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

This is a complaint for failure to pay rent. A Spanish translation of this form is available on the Internet at:

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

A Spanish informational brochure is also available online at:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.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, Spanish 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