



DISTRICT COURT OF MARYLAND FOR

Located at

Court Address

City/County

Telephone

Case No.

Plaintiff/Landlord/Agent

Address of Plaintiff/Landlord/Agent

City

State

Zip

1 Defendant/Tenant

2 Defendant/Tenant

3 Defendant/Tenant

4 Defendant/Tenant

Address of Defendant(s)/Tenant(s)

City

State

Zip

FOR OFFICE USE ONLY
EVICTED, CANCELED MOVE, CANCELED PAID, CANCELED, EXPIRED
Plaintiff/Landlord/Agent
Constable/Deputy/Sheriff, Constable Number, Date

PETITION FOR WARRANT OF RESTITUTION

FAILURE TO PAY RENT OTHER CASE TYPES

On Date the court:

determined the amount due to be \$, plus costs of \$

ordered that possession of the premises described as be returned to the plaintiff/landlord.

found the defendant/tenant does not have the right to redeem.

The defendant/tenant:

has paid (if any): \$ leaving a balance due of \$ (not including court costs) as of the date of the filing of this petition.

The plaintiff/landlord requests a warrant to be issued for possession of the premises.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

Date, Signature of Plaintiff/Landlord/Agent/Attorney, Attorney Number, Telephone Number, Printed Name, Fax, Address, E-mail, City, State, Zip

ORDER FOR WARRANT OF RESTITUTION

It is ORDERED that a Warrant of Restitution be issued and that:

the judgment for possession may be redeemed by payment for rent and late fees in the amount of: \$ plus court-awarded costs in the amount of: \$ minus any payments made after Date petition is filed in the amount of: \$ payable to the plaintiff/landlord or their agent by cash, certified check, money order, or an electronic or written check issued by a political subdivision or on behalf of a governmental entity.

the judgment for possession may not be redeemed.

WARRANT OF RESTITUTION

State of Maryland, City/County of:

To sheriff/constable:

Unless defendant/tenant pays the plaintiff/landlord or their agent by cash, certified check, money order, or an electronic or written check issued by a political subdivision or on behalf of a governmental entity in the amount of \$ plus \$ costs, you are directed to deliver possession of the premises to the plaintiff/landlord or their agent or attorney and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the defendant(s)/tenant(s) and any other occupant(s). In a Failure to Pay Rent Case, this warrant expires 60 days from the date signed by a judge unless otherwise ordered.

The judgment for possession may not be redeemed. You are directed to deliver possession of the premises to the plaintiff/landlord or their agent or attorney and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the defendant(s)/tenant(s) and any other occupant(s). In a Failure to Pay Rent Case, this warrant expires 60 days from the date signed by a judge unless otherwise ordered.

Date

Judge

ID Number

TENANTS: NOTICE OF EVICTION

The court has ordered you to be evicted. If the property is in Baltimore City or Anne Arundel County, special procedures apply. See notice on back page for general information and for special procedures in Baltimore City or Anne Arundel County (not including the City of Annapolis). Need free legal help? Call 410-260-1392 or mdcourts.gov/helpcenter

NOTICE: To request a foreign language interpreter or reasonable accommodation under the Americans with Disabilities Act, or other applicable Maryland or federal law, 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.

## **FREE LEGAL HELP**

Talk with a lawyer at Maryland Court Help Center. Call 410-260-1392 (Mon-Fri. 8:30 AM – 8:00 PM) or visit [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter). We can help an individual with a civil legal problem. We cannot help agents, relatives, or third parties. We cannot help businesses, such as LLC's or sole proprietorships.

**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](http://mda.maryland.gov/Pages/Pets-and- eviction.aspx)**

## **MOBILE HOMES**

*Failure to Pay Rent* - (Real Property § 8A-1701) - Judgment has been entered in favor of the park owner for possession of the premises. This warrant orders that the park owner be put in possession of the premises and that the mobile home be removed. Unless the court has ordered possession without the right of redemption, you can this process by paying the amount that the court determined to be due, plus costs.

*Tenant Holding Over* - (Real Property § 8A-1702) - Judgment has been entered in favor of the park owner for possession of the premises. This warrant orders that the park owner be put in possession of the premises and that the mobile home be removed.

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## **ALL OTHER EVICTIONS**

### **DEFENDANT/TENANT INFORMATION – General information and Right of Redemption**

1. The court has ordered enforcement of the judgment for possession that has been entered against you. You can be removed (evicted) from the premises at any time after the date of this order. This may be your only warning.
2. On the day of the eviction, the sheriff or constable will meet your landlord at the property to witness the eviction. At that time, except in Anne Arundel County (see below), your landlord may remove your property from the premises immediately. Personal property left in or around the rental unit is considered abandoned. You have no right to the property. Property could become lost, stolen, or damaged. The sheriff or constable will not protect your property. You may be required to pay for the removal, moving, or storage of your possessions.
3. Unless the court has ordered possession without the right of redemption, you can stop an eviction for failure to pay rent by paying the amount that the court determined to be due, plus costs.
4. If you have made payment(s) to redeem the property but the landlord does not agree, the court will determine the amount. If the court has ordered possession without the right of redemption, you may not remain on the premises unless you and the landlord agree, in writing.

### **DEFENDANT/TENANT INFORMATION – Baltimore City only**

The landlord in a failure to pay rent case must provide notice to the tenant of the first scheduled eviction date in two ways:

1. Notice mailed by first-class mail with a certificate of mailing at least 14 days before the first scheduled eviction date; AND
2. Notice posted on the premises at least 7 days before the first scheduled date of eviction. 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.

If you or the sheriff believe the notices were not properly provided, the sheriff may refer the issue to a judge to decide.

- If the judge determines that the landlord **did not** give proper notice, the eviction will be vacated/cancelled, and the landlord may apply for a new Warrant of Restitution.
- If the judge determines that the landlord **did** give proper notice, the sheriff will execute the eviction immediately.

### **DEFENDANT/TENANT INFORMATION – Anne Arundel County only**

**(Does not apply within the City of Annapolis)**

1. At least 14 days before the scheduled eviction date as set by the Sheriff's Office, the landlord shall provide notice to the tenant of the eviction, in accordance with the County Code and in the form and manner prescribed by Real Property § 8-407.
2. In accordance with § 1-13-104 of the County Code, at the time of eviction, the landlord shall change the locks on the dwelling unit in the presence of the Sheriff.
3. 24 hours after the execution of the eviction (24 hours after the locks are changed), the landlord may remove or dispose of any abandoned personal property remaining in or about the dwelling with no further notice to the tenant, in accordance with County Code, § 1-13-104(d).

### **LANDLORD'S DISPOSITION OF ABANDONED PROPERTY (all evictions)**

The landlord may not put abandoned property in the street, sidewalk, alley, or on any public property. Illegal dumping of abandoned property from an eviction is a misdemeanor. Offenders are subject to a penalty of up to \$1000 per day. A landlord may transport property to a landfill or solid waste facility or donate it to charity.

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

Esta es una solicitud para retornar la posesión de la propiedad al demandante/arrendador/dueño. La traducción al español de este formulario se encuentra en el Internet en: [mdcourts.gov/district/forms/civil/dccv081bls.pdf](http://mdcourts.gov/district/forms/civil/dccv081bls.pdf)

El folleto informativo en español también se encuentra en el Internet en: [mdcourts.gov/district/forms/civil/dccv082tbrs.pdf](http://mdcourts.gov/district/forms/civil/dccv082tbrs.pdf)

Usted también puede 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.