NOTICE OF INTENT TO FILE A COMPLAINT FOR SUMMARY EJECTMENT (Failure to Pay Rent) (Real Property Article § 8-401(c))

FROM:		
Landlord/Agent		
Address		
City, State, Zip	Telephone	
E-mail Address		
TO:		
Tenant (1)	Tenant (2)	
Tenant (3)	Tenant (4)	
Address		
City, State, Zip	Telephone	
E-mail Address(es)	NOT A NOTICE OF EVICTION	
	NOT A NOTICE OF EVICTION	
An action for repossession of the property may after the landlord provides this notice. You have		
•	9 9	rges.
The past-due rent and late fee amounts claimed by		
$\$ rent for the \square months \square v	veeks	_to
$_{\text{out}}$ *late fees for the \square month	s 🗆 weeks	to
*Due pursuant to the terms of your lease. \$*TOTAL		
*Does not include other charges related to utilitie At your request, the landlord must promptly prov how the landlord came up with the amount they c LANDLORD	ide you an itemized accounting of d	lebits and credits (rental ledger) showing
Phone Number:		
Address:		-
DATE AN	D METHOD OF PROVIDING N	OTICE
This notice is being provided to the tenant by the	landlord on	by:
 ☐ First-class mail – mail service certific ☐ Delivered electronically by: ☐ E-m 	cate of mailing \square Affixed to the α	
Note: Notice may be sent electronically only at the	· ·	•
the landlord with proof of the transmission by which		
Date	Signature of Landlord/Attorney/Agent	Attorney Number
RESOURCES FOR TENANTS AND LANDLE	ORDS	
• Under the Access to Counsel in Evictions Law,		ccess to an attorney. Call 211 for a referral

- Under the **Access to Counsel in Evictions Law**, all income qualified tenants will have access to an attorney. Call 211 for a referral or visit legalhelpmd.org for more information.
- Alternative Dispute Resolution (ADR) Office mdcourts.gov/district/adr/home
 - Mediation is a conversation between the landlord and the tenant that is facilitated by a mediator. Topics discussed in mediation may include: the amount of rent that is due and how and when it might be paid; a move out date and conditions of moving out; modifying, extending or terminating the lease; and/or, other topics important to the landlord and to the tenant. Mediation is available before and after a failure to pay rent case is filed in the District Court of Maryland. To request mediation, visit mdcourts.gov/district/adr/landlordtenant.



- Rental assistance may be available to both Landlords and Tenants. Visit mdcourts.gov/legalhelp/housing.
- Speak with a lawyer for free at a Maryland Court Help Center. Get legal advice, help with forms, and referrals to rental assistance programs. Visit mdcourts.gov/helpcenter or call 410-260-1392.