



DISTRICT COURT OF MARYLAND FOR \_\_\_\_\_

Located at \_\_\_\_\_

No. of residents	1	2	3	4
<b>CASE NUMBER</b>				
<b>TRIAL DATE &amp; TIME</b>				

Park Owner \_\_\_\_\_ Affixed on Mobile Home \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  Mailed to Resident

① Resident \_\_\_\_\_ ② Resident \_\_\_\_\_

③ Resident \_\_\_\_\_ ④ Resident \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Constable/Sheriff \_\_\_\_\_

Served on Party: \_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_

**FAILURE TO PAY RENT - PARK OWNER'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY REAL PROPERTY §8A-1701**

1. The property is a  mobile home  park lot described as: \_\_\_\_\_  
Maryland, \_\_\_\_\_  
Number \_\_\_\_\_ Street \_\_\_\_\_ Apt. \_\_\_\_\_ City \_\_\_\_\_  
Property Name \_\_\_\_\_

2. Is the Park Owner required by law to be licensed/registered in order to operate this premises as a rental property?  Yes  No. If so, is the Park Owner currently licensed/registered  Yes  No. License/Registration number if applicable: \_\_\_\_\_

3. The Resident rents from the Park Owner, who asks for possession of the property and a judgment for the amount determined to be due.

4. This  is  is not a government subsidized tenancy. Resident 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.

As of today, rent is due for the  weeks  months of \_\_\_\_\_ in the total amount of \$ \_\_\_\_\_

Late charges accruing in or prior to the month in which the complaint was filed for the  weeks  months of \_\_\_\_\_ are due in the amount of \$ \_\_\_\_\_

5. \_\_\_\_\_ TOTAL \$ \_\_\_\_\_

6. The Park Owner requests the Resident's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months: \_\_\_\_\_

All the Residents on the lease are listed above. Case Numbers & Judgment Dates \_\_\_\_\_

At least one Resident is in the military service.

No Resident is in the military service and the facts supporting this statement are: \_\_\_\_\_

Specific facts must be given for the Court to conclude that each Resident who is a natural person is not in the military.  Verified through DOD at: <https://scra.dmdc.osd.mil/>

I am unable to determine whether or not any Resident is in the military service.

I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

Print Name of Signer (Park Owner/Attorney/Agent) \_\_\_\_\_ Signature of Park Owner/Attorney/Agent \_\_\_\_\_ Attorney Bar # / Party # \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Continued to \_\_\_\_\_ Request of \_\_\_\_\_ Reason \_\_\_\_\_

**DISPOSITION**

**SUMMONS**

The following parties appeared on final trial date:  Park Owner  Park Owner's Agent/Attorney  Resident 1  Resident 2  Resident 3  Resident 4  Resident's Attorney

Judgment in favor of Park Owner for possession of the premises and costs

Determined due and unpaid: \$ \_\_\_\_\_  By default  After trial  By consent

For possession of the premises - Resident to yield possession of premises to Park Owner within 30 days after trial  Without the right of redemption

Money judgment for \$ \_\_\_\_\_ plus costs against Resident #1  #2  #3  #4

Voluntary dismissal by:  Park Owner  Stipulation of parties

Case dismissed  Park Owner FTA  No party appeared  Other: \_\_\_\_\_

Judgment for Resident  After trial  By consent

If applicable:  Park Owner has violated Real Prop., 8A-1102(b)

Recovery of Possession of the Property

Actual Damages of \$ \_\_\_\_\_

Reasonable Attorney's Fees of \$ \_\_\_\_\_ and costs

Execution stayed until \_\_\_\_\_

Execution stayed by filing an approved appeal bond in the amount of \$ \_\_\_\_\_

TO the Sheriff of this County/Constable of this Court: You are ordered to notify the resident, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the park owner, to appear in the District Court at the trial of this matter to show cause why the demand of the park owner 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 resident, assignee, or subtenant by first class mail to the address specified by the park owner.

Judge \_\_\_\_\_ ID Number \_\_\_\_\_ Date \_\_\_\_\_ Judge/Clerk \_\_\_\_\_ Date \_\_\_\_\_