

## **District IV of the District Court of Maryland Return to Phase III Information**

Pursuant to Chief Judge Barbera's Administrative Order of May 22, 2020, the District Court of Maryland will return to Phase III operations effective November 16, 2020 through December 31, 2020.

**Any person seeking entrance to the courthouse is:**

- **Subject to COVID-19 screening questions**
- **Subject to non-contact temperature checks where available**
- **Required to wear face masks or coverings**
- **Required to maintain social distancing**

**Any person may be denied entrance to or required to leave this courthouse as a result of:**

- **Refusing to comply with the requirements to wear a face mark or covering**
- **Refusing to maintain social distancing**
- **The screening process**

**During this phase the Court will continue to hear cases, however the number of dockets daily will be reduced in order to limit the number of people needing to enter the courthouse and courtrooms. The District Court Clerk's office remains open to the public. Credentialed press shall be admitted to the courthouse and courtrooms (other than hearings closed to the public), subject to available capacity and in compliance with the guidance of the CDC and MDH.**

**The landlord tenant actions that will be heard by the District Court during Phase III are as follows;**

- a) rent escrow actions, provided local inspection practices are capable of being conducted;**
- b) tenant holding over actions and any associated warrants of restitution;**
- c) breach of lease actions and any associated warrants of restitution;**
- d) wrongful detainer actions and any associated warrants of restitution;**
- e) processing of warrants of restitution for failure to pay rent actions;**

**Subject to any Executive or Agency Order, failure to pay rent filings will be accepted by the District Court but will not be set for a hearing during Phase III. Any failure to pay rent hearing currently set on or after November 16, 2020 through December 31, 2020 is postponed and will be reset for a hearing when restrictions to court operations are lifted or modified.**

**Please contact the clerk's office in your county at the number below, if you have any questions:**

**Calvert (443) 550-6700 Charles (301) 934-5110 St. Mary's (301) 880-2700**