



IN THE DISTRICT COURT OF MARYLAND FOR BALTIMORE CITY
ADMINISTRATIVE ORDER EXTENDING THE STAY OF EVICTIONS
AS A RESULT OF COVID-19

TO THE SHERIFF OF BALTIMORE CITY, MARYLAND:

WHEREAS, Governor Lawrence Hogan has issued a “Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID – 19”;

WHEREAS, The World Health Organization (“WHO”) and the Centers for Disease Control and Prevention (“CDC”) have declared the COVID-19 outbreak a “public health emergency of international concern”;

WHEREAS, The Baltimore City Health Department has elevated its recommendations to be consistent with those of the Centers for Disease Control and Prevention (“CDC”) and is recommending social distancing within Baltimore City;

WHEREAS, the global pandemic COVID-19 poses an imminent risk to the health, safety, and welfare of Baltimore City residents, and to those doing business in Baltimore City;

WHEREAS, The Court finds that the Governor’s Proclamation, the declaration of the WHO, the declaration of the CDC, and the directive from the Baltimore City Health Department combined with the extraordinary public health emergency presented satisfies the certification requirements of Maryland Real Property Code Ann, Section 8-401(c)(4);

WHEREAS, These conditions likewise impact those conducting business in Baltimore City;

WHEREAS, On March 12, 2020 this Court issued an Order Regarding the Stay of Evictions as a Result of COVID-19, which impacted all evictions ordered by the District Court in Baltimore City;

WHEREAS, On March 16, 2020 the Court of Appeals issued an Administrative Order on Statewide Judiciary Restricted Operations Due to the COVID-19 Emergency;

WHEREAS, On March 16, 2020 Governor Lawrence Hogan issued an Order Temporarily Prohibiting Evictions of Tenants Suffering Substantial Loss of Income Due to COVID-19;

WHEREAS, On March 17, 2020 the Maryland Court of Appeals issued an Administrative Order on Suspension of Foreclosures and Evictions During the COVID-19 Emergency;

WHEREAS, On March 25, 2020 the Court of Appeals issued an Administrative Order on Suspension During the COVID-19 Emergency of Foreclosures, Evictions, and other Ejectments Involving Residences;

WHEREAS, Also on March 25, 2020 the Maryland Court of Appeals issued an Order Extending the Length of Statewide Judiciary Restricted Operations Due to the COVID-19 Emergency, extending the court closure through May 1, 2020;

WHEREAS, Due to the outbreak of COVID-19, an emergency exists that poses a threat of imminent and potentially lethal harm to individuals who may come into contact with the Court, or judicial facility and personnel;

WHEREAS, The Emergency continues to require comprehensive measures to protect the health and safety of Baltimore City Residents, those doing business in Baltimore City and Judiciary personnel;

WHEREAS, The Court finds that light of the Governor's Proclamation, the declaration of the WHO, the declaration of the CDC, and the directive from the Baltimore City Health Department that the surrender of any premises will endanger the health or life of the tenant or any other occupant of any premises, and will be inconsistent with the above-identified actions and public safety protocols arising therefrom.

This Court hereby **ORDERS**, on this 30th day of March, 2020:

- A. Consistent with all cited and applicable orders, residential evictions Ordered by the Baltimore City District Court are **STAYED**;
- B. All Commercial evictions Ordered by the Baltimore City District Court are **STAYED**;
 1. Where either party in a Commercial eviction proceeding can demonstrate that a delay of a commercial eviction will impose an undue burden, that party can file an emergency motion with the Baltimore City District Court.
 2. Emergency motions for these matters can be filed through the drop box, preferably at 501 E. Fayette Street courthouse location.

3. Emergency motions should include whether the moving party is available to participate in a remote hearing, either through Zoom, Skype, or conference call. All consideration should be taken to provide contact information for the opposing party.
4. The Court will review these matters and notify the parties whether the Court deems the matter to be urgent, or whether the matter will be scheduled upon the opening of the Court.
5. If the Court deems the matter to be urgent, the Court will contact the parties to schedule a remote hearing.

It is so **ORDERED** this 30th day of March, 2020

Barbara Baer Waxman
Administrative Judge
District Court of Maryland
District I