

**DISTRICT COURT OF MARYLAND FOR**

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

No. of tenants 1 2 3 4  
**CASE NUMBER**  
**TRIAL DATE & TIME**

Landlord

Address

City

State

Zip

Affixed on Premises

Date

☐ Mailed to Tenant

① Tenant

② Tenant

③ Tenant

④ Tenant

Constable/Sheriff

Address

City

State

Zip

Served on Party:

Date

Date

**FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)**

1. The property is described as: \_\_\_\_\_, Maryland.
2. Is the property required to be licensed in order to operate as a rental property?  
☐ No ☐ Yes, provide License number and expiration date  
☐ Yes, but unlicensed because: ☐ exempt; ☐ of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); ☐ other: \_\_\_\_\_
3. The property: ☐ is affected property under § 6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required; MDE inspection certificate number, \_\_\_\_\_, is valid for the current tenancy; or ☐ owner is unable to state Certificate No. because: ☐ exempt ☐ tenant refused access or to relocate/vacate for remedial work. ☐ The property is not affected.
4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This ☐ is not ☐ is a government subsidized tenancy ☐ § 8 ☐ other. Tenant 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 \$ \_\_\_\_\_ less tenant payments of \$ ( \_\_\_\_\_ ) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3. \$ \_\_\_\_\_ Net Rent  
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 \$ \_\_\_\_\_
6. \_\_\_\_\_ SUBTOTAL \$ \_\_\_\_\_
7. ☐ The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \_\_\_\_\_ \$ \_\_\_\_\_
8. \_\_\_\_\_ TOTAL \$ \_\_\_\_\_
9. The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: \_\_\_\_\_
- ☐ All the tenants on the lease are listed above. ☐ At least one tenant is in the military service. ☐ No tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_
- ☐ I am unable to determine whether or not any tenant is in the military service. ☐ Verified through DOD at: [scra.dmdc.osd.mil/](mailto:scra.dmdc.osd.mil/)
10. ☐ The tenant is deceased, intestate (not having made a legal will), and without next of kin.
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on \_\_\_\_\_ Date  
by ☐ first-class mail – mail service certificate of mailing ☐ affixed to door of the leased property ☐ delivered electronically.
- I do solemnly affirm under the penalties 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 (Landlord/Attorney/Agent)

Signature of Landlord/Attorney/Agent

Attorney Number / Party #

Date

Address

Telephone

Fax

Continued to

Request of

E-mail

Reason

**SUMMONS**

TO the sheriff of this county/constable of this court:  
You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord 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 tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**

Judge/Clerk

Date

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.  
¿Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland.  
Gratis. En línea. En persona. Por teléfono. [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter). 410 260-1392.