



DISTRICT COURT OF MARYLAND FOR

Located at

Court Address

City/County

Case No.

VS.

Landlord (Plaintiff)

Tenant (Defendant)

Address

Address

City, State, Zip

City, State, Zip

COMPLAINT AND SUMMONS AGAINST TENANT HOLDING OVER (Real Property § 8-402)

The Complaint of the Plaintiff shows:

The Plaintiff is lessor of the premises in or near ... Maryland, located at ... and the Defendant occupied the premises as periodic Tenant or unlawfully holds the premises after the expiration of the lease. The rental for the premises is \$... per ...

The Plaintiff, desiring to regain possession of the premises, served the Defendant on the ... day of ... with a written notice (a copy of which is attached), to vacate the premises and to deliver possession to the Plaintiff on the ... day of ...

The Plaintiff claims restitution of the possession of the premises and actual damages of \$... for residential premises damages of \$... for nonresidential property.

- At least one Tenant is in the military service.
No Tenant is in the military service and the facts supporting this statement are:

Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.

- I am unable to determine whether or not any Tenant is in military service.

I solemnly affirm under the penalties of perjury that the contents of the foregoing Complaint are true to the best of my knowledge, information, and belief.

Signature of Plaintiff or Attorney

CPF ID No.

Address

Printed Name

City, State, Zip

Date

Telephone

Fax

E-mail

SUMMONS

STATE OF MARYLAND, TO WIT:

To the Sheriff of this County/Constable of this Court, Greetings:

IT IS ORDERED that you notify by first class mail, the above-named Tenant, assignee, or sub-tenant to appear before this Court on the ... day of ... at ... AM PM; it is further

ORDERED, that you are to summons the above-named Tenant, assignee, or sub-tenant to appear in the District Court shown on the ... day of ... at ... AM PM, to show cause, if any, why restitution of the possession of said premises should not forthwith be made to the Plaintiff, together with such damages as the Court may allow, and that if the Tenant does not appear, judgment may be entered against the Tenant for the relief demanded; and it is further

ORDERED that if you are unable to serve the Summons on the Tenant, assignee, or sub-tenant on the property, or upon the known or authorized agent of the Tenant, assignee, or sub-tenant, you are to affix a copy of the Summons conspicuously upon the property.

Issued on the ... day of ... and returnable to this Court on or before the ... day of ...

Date

Judge/ID Number/Clerk

NOTICE TO THE TENANT: If there is any rent due, the Landlord may, prior to the trial date shown, file a summary ejectment proceeding for failure to pay rent, and a warrant of restitution (eviction) may be issued.

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately. Possession and use of a cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

SHERIFF / CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to

_____ , On _____ .
Tenant(s) Date Time

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to

_____ , _____ On _____
Name Title Date Time at _____
Location

The person I left the papers with acknowledged being: (1) A resident of above listed address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the Defendant is _____ and that; (4) the above listed address is the Defendant's residence or usual place of abode. The facts upon which I concluded that the individual served is of suitable age and discretion are: _____

Description of the Person served: Race _____ Sex _____ Eyes _____ Hair _____ Wt. _____ Age _____

Other _____

Neither the tenant(s) nor a person in possession of the property could be served so I affixed an attested copy of Writ of Summons and Complaint conspicuously upon the premises described in complaint on _____ .
Date

Date

Signature of Sheriff/Constable

Printed Name