



DISTRICT COURT OF MARYLAND FOR

Located at _____

Court Address _____

Telephone _____

City/County _____

Case No. _____

DRAFT04
SB0032
Effective 10/01/2025

Landlord (Plaintiff) _____

vs. _____

Tenant (Defendant) _____

Tenant (Defendant) _____

Tenant (Defendant) _____

Address of Landlord/Attorney _____

Address of Tenant _____

City, State, Zip _____

Telephone _____

City, State, Zip _____

Telephone _____

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

The complaint of the plaintiff shows:

1. The plaintiff is the landlord of the premises located at: _____
2. Is the property required to be licensed 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 defendant(s) occupied the premises as (a) periodic tenant(s) or unlawfully holds the premises after the expiration of the lease. The rent for the premises is \$ _____ per _____.
4. The plaintiff served the defendant(s) on _____ with written notice (attached) to vacate the premises and to deliver possession to the plaintiff on _____ Date _____.
5. The plaintiff claims restitution of the possession of the premises and ☐ damages of \$ _____.
6. ☐ The plaintiff and/or ☐ plaintiff's spouse are active duty military, who has relocated to Maryland as a direct result of active duty military service and intend(s) to occupy the property. plan to relocate and occupy the property. ☐ I have attached the required supporting documentation, such as military orders, with the complaint.

SCRA INFORMATION

- ☐ At least one tenant is in the military service. Name of tenant(s) in the military: _____
- ☐ No tenant is in the military service. 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 the military service. ☐ Verified through DOD at: scra.dmdc.osd.mil/

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

Signature of Plaintiff or Attorney _____

Attorney Number _____

Address _____

Printed Name _____

City, State, Zip _____

Date _____

Telephone _____

Fax _____

E-mail _____

SUMMONS

STATE OF MARYLAND, _____:

To the sheriff/constable:

IT IS ORDERED that you notify by first-class mail and summons, the tenant(s), assignee(s), or sub-tenant(s) to appear in the District Court shown above on _____ at _____ ☐ AM ☐ PM and to show cause, if any, why restitution of the possession of the premises should not be made to the plaintiff, together with damages, and that if the tenant(s) do(es) not appear, judgment may be entered against the tenant(s) for the relief demanded;

IT IS FURTHER ORDERED that if you are unable to serve the summons on the tenant(s), assignee(s), or sub-tenant(s) on the property, or upon the known or authorized agent of the tenant(s), assignee(s), or sub-tenant(s), you are to affix a copy of the summons conspicuously upon the property.

Issued on _____, and returnable to this court on or before _____ Date _____

Date _____

Judge/Clerk _____

ID Number _____

NOTICE TO THE TENANT(S): (1) 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.

(2) Information about available protections for pets during an eviction can be found through the Maryland Department of Agriculture's website at mda.maryland.gov/Pages/Pets-and-eviction.aspx

(3) 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 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

Tenant(s) _____, on _____ Date _____ Time _____ ☐ AM ☐ PM.

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

_____, _____ on
Name Title
_____, _____
Date Time ☐ AM ☐ PM 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 the 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 _____ Ht _____ Wt _____ Hair _____ Eyes _____ 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

☐ The Plaintiff and/or plaintiff's spouse is/are active duty military, and I have failed been unable to serve the summons within ten (10) days. Service has been may be completed via private process server.

Date _____

Signature of Sheriff/Constable

Printed Name