



DISTRICT COURT OF MARYLAND FOR

Located at _____

Court Address _____

Telephone _____

City _____

Case No. _____

DRAFT03
SB0046
Effective 10/01/2025

(1)	Plaintiff _____ Address of Plaintiff _____ City, State, Zip _____ Telephone Number _____	vs. (1)	Defendant _____ Address of Defendant _____ City, State, Zip _____ Telephone Number _____
(2)	Plaintiff _____ Address of Plaintiff _____ City, State, Zip _____ Telephone Number _____	(2)	Defendant _____ Address of Defendant _____ City, State, Zip _____ Telephone Number _____

COMPLAINT FOR WRONGFUL DETAINER (Real Property § 14-132)

Plaintiff alleges that:

1. The defendant(s) hold(s) possession of real property known as _____
Address _____
2. The defendant is not entitled to possession of the property under the law.
3. The defendant has not been granted possession under a currently valid court order.
4. The plaintiff does not have a remedy under Title 8 of the Real Property article.
5. No other exclusive remedy to recover possession of the property is provided by statute or rule.
6. As a result of the wrongful detainer, the plaintiff has incurred damages of \$ _____, court costs, and attorney's fees of \$ _____ . (personal service only)

Plaintiff requests

- ☐ that this court immediately summons the person(s) in possession to court to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s).
- ☐ possession of the premises and damages in the amount of \$ _____ plus attorney's fees in the amount of \$ _____ and court costs in the amount of \$ _____ . (personal service only)

Signature of Plaintiff or Attorney _____	Attorney Number _____	Address _____
Printed Name _____		City, State, Zip _____
Date _____		Telephone _____
Fax _____		E-mail _____

MILITARY SERVICE AFFIDAVIT

- ☐ Defendant(s) _____ is/are in the military service.
- ☐ No defendant 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 defendant is in 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.

Date _____

Signature of Plaintiff or Attorney _____

WRONGFUL DETAINER SUMMONS

STATE OF MARYLAND, _____ ÷

To the sheriff /constable:

IT IS ORDERED that you notify by first class mail and summon, the defendant(s) to appear in the District Court shown above on _____ at _____ ☐ AM ☐ PM and to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s), and that if the defendant(s) do(es) not appear, judgment may be entered against the defendant(s) for the relief demanded;

IT IS FURTHER ORDERED that if you are unable to serve the summons on the defendant, or upon the known or authorized agent of the defendant, you are to affix a copy of the summons conspicuously upon the property.

IT IS FURTHER ORDERED that if the person in actual possession cannot be found after two good faith efforts on different days, you are required to:

- (1) file an affidavit with the court describing the good faith efforts to serve the person in possession;
 - (2) mail a copy of the complaint by certified mail to the last known address of the person in actual possession and, if different, to the address of the residential property of the residential property subject to the complaint and;
 - (3) affix an attested copy of the summons conspicuously on the property regardless of whether the defendant can be located.
- Service must be made within four (4) business days after the complaint is filed.

Returnable to this court on or before _____ Date _____

To the above-named defendant(s) (person(s) ^{Date} or persons in possession): you ~~is~~ are hereby summoned to appear in the District Court shown above on _____ at _____ ☐ AM ☐ PM and to show cause, if any, why possession of the real property described in this Complaint should not be restored to the plaintiff(s).

To the sheriff or constable: You are ordered to personally serve the person(s) in possession with this summons. If the person(s) in actual possession cannot be found after two good faith efforts on different days, then you shall:

- (1) file an affidavit with the court describing the good faith efforts to serve the person(s) in possession;
- (2) mail a copy of the complaint by certified mail, return receipt requested, and by first-class mail, to the last known address of the person(s) in actual possession and, if different, to the address of the residential property of the residential property subject to the complaint; and;
- (3) affix an attested copy of the summons conspicuously on the property regardless of whether the defendant can be located.

*Service must be made within four (4) business days after the complaint is filed.

NOTE: 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.
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.

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, 410 260-1392.

DC-CV-089 (Rev. 10/202325)

SHERIFF/CONSTABLE RETURN TO COURT

☐ I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to _____, on _____ ☐ AM ☐ PM.
Defendant Date Time

☐ 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 defendant nor a person in possession of the property could be served, so I affixed an attested copy of the Writ of
Summons and Complaint conspicuously upon the premises described in the complaint on _____
Date

☐ I personally served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to _____
Name, a person in actual possession of the
subject property on: _____
Date Time ☐ AM ☐ PM at _____
Location

The person I left the papers with acknowledged being: (1) a resident of above listed address; and (2) of suitable age and
discretion. 18 years of age or older;

Description of the person served: Race _____ Sex _____ Ht _____ Wt _____ Hair _____ Eyes _____ Age _____
Other _____

☐ A person in actual possession of the property could not be found after two good faith efforts on different days. These good faith efforts consisted of: **Effort (1): EFFORT, DATE AND TIME**

Effort (2): EFFORT, DATE AND TIME

Further, I mailed a copy of the Summons and Complaint by **both** certified mail, return receipt requested, and **by** first-class mail, to the last known address of the person(s) in actual possession. If this address is different than the address of the subject property, then I mailed a copy of the Summons and Complaint by **both** certified mail, return receipt requested, and **by** first-class mail to address of the subject property. I also affixed an attested copy of the summons conspicuously on the subject property on _____ **Date** .

I hereby certify under penalty of perjury that the contents of the aforesaid return are true and correct.

Date

Signature of Sheriff/Constable

Printed Name

DRAFT