



**DINO E. FLORES, JR.**  
*Administrative Judge*

**DISTRICT COURT OF MARYLAND**  
District Eleven

100 West Patrick Street  
Frederick, Maryland 21701  
301-600-2005

36 West Antietam Street  
Hagerstown, Maryland 21740  
240-420-4646

**ADMINISTRATIVE ORDER EXTENDING THE STAY OF EVICTIONS AS  
A RESULT OF COVID-19**

**TO THE SHERIFF OF FREDERICK COUNTY, MARYLAND; and  
TO THE SHERIFF OF WASHINGTON COUNTY, 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 global pandemic COVID-19 poses an imminent risk to the health, safety and welfare of Frederick and Washington County residents, and to those doing business in the respective county;

**WHEREAS**, the Court finds that the Governor’s Proclamation, the declaration of the WHO, and the declaration of the CDC, combined with the extraordinary public health emergency presented satisfies the certification requirements of Maryland Real Property Code Ann, Section 8401(c)(4);

**WHEREAS**, on March 13, 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 both Frederick and Washington Counties;

**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**, additionally 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 residents and those doing business in Frederick and Washington Counties, 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 directives issued by the Maryland Court of Appeals, 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,

**NOW, THEREFORE**, I, Dino E. Flores, Jr., Administrative Judge of the District Court of Maryland for Frederick and Washington Counties, do hereby order this 31<sup>st</sup> day of March 2020, as follows:

- A. Consistent with all cited and applicable orders, residential evictions ordered by both the Frederick and Washington County District Courts are **STAYED**;
- B. All commercial evictions ordered by both the Frederick and Washington County District Courts 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 respective county's clerk's office.
  2. Emergency motions for these matters can be filed through the drop box at the respective county's location.

3. Emergency motions should include whether the moving party is available to participate in a remote hearing, via 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 reopening of the Court.
5. If the Court deems the matter to be urgent, the Court will contact the parties to arrange a remote hearing.

Dino E. Flores, Jr.  
Administrative Judge  
District Court of Maryland  
District XI

/s/ Ashley Beall  
Admin Office Specialist