

**A Maryland Judiciary Production**  
***My Laws, My Courts, My Maryland***  
**Rent Court for Tenants Part 2: Right of Redemption and Eviction**

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**Introduction**

Hello and welcome to second video in our two-part series on *Rent Court for Tenants*. In this video, you will learn what happens if judgment for Failure to Pay Rent was entered against you. We will discuss how your landlord may file a Warrant of Restitution and schedule an eviction. You will also learn about your right of redemption, or how to pay and stay in the property. Finally, we will discuss what happens on eviction day. Let's get started.

**Landlord Requests Warrant of Restitution**

Your Landlord's next step after judgment is entered is to request a Warrant of Restitution. They must wait until at least the fifth business day after trial to file the Warrant. Copies of the Warrant are mailed to all parties and the sheriff or constable's office. After the copies are mailed, the landlord may contact the sheriff or constable to schedule an eviction. In Baltimore City, the landlord must notify the tenant of the eviction date once it has been scheduled. In all other counties, the landlord and sheriff may decide whether to let you know the date and time of the eviction.

**Right of Redemption**

You may stop the eviction by exercising your right of redemption. This means you can pay your landlord the judgment amount listed on the Warrant of Restitution. The amount on the Warrant will include the rent the judge decided was due, plus court costs. If you make payment in full, your landlord must contact the sheriff or constable's office to cancel the eviction.

In some cases, you may no longer have the right of redemption. Read a copy of your judgment or the Warrant closely to check if this is the case. The court will only take away your right of redemption if you have three judgments for rent in the past 12 months. In Baltimore city, the number of prior judgments required is four. If your right of redemption has been taken away, your Landlord may still accept payments but, is not required to cancel the eviction.

**Sheriff or Constable Evicts**

On the day of the eviction, your landlord will meet a sheriff or constable at the rental property. The sheriff or constable will tell you to step out of the property. The landlord may then change the locks. If you return to the property it may be considered trespassing. In most counties, the landlord must place your belongings along the side of the road. In Baltimore City, any belongings still in the home at the time of eviction are forfeited to the landlord.

## **Get Help**

One last thing before we review. If you have questions, get help. Speak with a lawyer for free at a Maryland Court Help Center by calling 410-260-1392. A list of walk-in locations and live chat service can be found at [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter).

## **Let's review**

Let's review what you have learned. If judgment is entered against you in rent court, your landlord may request an eviction. They will do so by filing a Warrant of Restitution. A copy will be mailed to you. The landlord may then schedule the eviction date with the sheriff or constable. Only in Baltimore City is the tenant required to be notified of the eviction date. In most cases, you will have the right of redemption, meaning you can pay the rent plus court costs to stop the eviction. It may be taken away if you have three rent court judgments, or four in Baltimore city, within the last 12 months. If you fail to exercise the right of redemption before the eviction date, the Sheriff or Constable will remove you from the property. Finally, if you have questions you may speak with a lawyer for free at a Maryland Court Help Center by calling 410-260-1392. Thanks for watching.