



DISTRICT COURT OF MARYLAND FOR DORCHESTER COUNTY

Located at 310 Gay Street, Cambridge, MD 21613

Enterprise Homes TA CAMBRIDGE COMMONS

Landlord
1220 Chestnut Place
Address
Cambridge MD 21613
City State Zip

Affixed on Premises

Trial Date: 11/17/2017 7:30 AM - 4:00 PM

E-FILED
Dorchester District Court
Filed: 11/10/2017 11:11 AM
Number of Tenants: 1

Batch:11 of 29

LAKENJRA TURNER
① Tenant
② Tenant
③ Tenant
1228 CHESTNUT PLACE # 304
Address
Cambridge MD 21613
City State Zip

Date

Constable/Sheriff

Served on Party:

Date _____ Date _____

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY

REAL PROPERTY §8-401

1. The property is described as: CAMBRIDGE COMMONS 1228 CHESTNUT PLACE # 304, Cambridge, Maryland.

2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property? ☐ Yes ☒ No. If so, is the Landlord currently licensed/registered ☐ Yes ☒ No. License/Registration number if applicable: _____3. The property: ☐ is affected property under §6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered _____, is valid for the current tenancy; or ☐ owner is unable to state Certificate No. because ☐ property is exempt ☐ tenant refused access or to relocate/vacate during remedial work.☒ The property is not affected.

4. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due.

5. This ☐ is ☒ is not a government subsidized tenancy. Tenant is responsible to pay the following amount of rent: \$ 875.00 due on the _____ of the _____ week ☒ month, which has not been paid or reduced to judgment.As of today, rent is due for the _____ weeks ☒ months of 09/01/2017 - 09/30/2017 in the total amount of \$ 874.25 less Tenant payments of \$ (0) for utility bills, fees, and security deposits under PU §7-309 \$ 874.25Late charges accruing in or prior to the month in which the complaint was filed for the _____ weeks ☒ months of 09/01/2017 - 09/30/2017 are due in the amount of \$ 43.75

6. SUBTOTAL \$ 918.00

7. ☒ The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ 875.00

8. TOTAL \$ 1793.00

9. The Landlord requests the Tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: _____

Case Numbers & Judgment Dates

☒ All the Tenants on the lease are listed above. ☐ 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 the military service.☒ Verified through DOD at: <https://www.dmdc.osd.mil/appj/scra/>.10. ☐ The Tenant is deceased, intestate (not having made a legal will), and without next of kin.

I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

eWrit Filings, LLC

Andrea Rice

11/10/2017

Print Name of Signer (Landlord/Attorney/Agent)

Signature of Landlord/Attorney/Agent

Attorney Bar # / Party #

Date

7130 Minstrel Wav. Suite 240, Columbia, MD 21045

(240) 553-1050

Address

Telephone

(443) 588-0703

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E-mail

SUMMONS

TO the Sheriff of this County/Constable of this Court:
You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**

Page/Clerk

11/15/2017 4:44 PM

Date