

Sample for Reference Purposes Only. Forms have bilingual format for your convenience, but must be completed and filed with the court in English. 表格样本，仅供参考。为了提供便利，表格采用双语格式，但向法院提交的表格必须用英语填写。



马里兰州地区法院

City/County
市/县

Located at
地址

Telephone
电话

Court Address
法院地址

Case No.
案件编号

Plaintiff/Landlord/Agent
原告/房东/代理人

Address of Plaintiff/Landlord/Agent
原告/房东/代理人地址

City
城市

State
州

Zip
邮编

①Defendant/Tenant
被告/房客

②Defendant/Tenant
被告/房客

③Defendant/Tenant
被告/房客

④Defendant/Tenant
被告/房客

Address of Defendant(s)/Tenant(s)
被告/房客地址

City
城市

State
州

Zip
邮编

☐ EVICTED
已驱逐

☐ CANCELED MOVED
已取消 已搬走

☐ CANCELED PAID
已取消 已支付

☐ CANCELED
已取消

☐ EXPIRED
已到期

Plaintiff/Landlord/Agent
原告/房东/代理人

Constable/Deputy/Sheriff
治安官/副手/警长

Constable Number
治安官编号

Date
日期

FOR OFFICE USE ONLY
仅供官方机构使用

PETITION FOR WARRANT OF RESTITUTION

赔偿令下达请愿书

☐ FAILURE TO PAY RENT ☐ OTHER CASE TYPES

未支付租金 其他案件类型

On _____ the court:

在 _____ 法院:

☐ determined the amount due to be \$ _____, plus costs of \$ _____
确定应付金额为 \$ _____, 加上费用 \$ _____

☐ ordered that possession of the premises described as _____
be returned to the plaintiff/landlord.
命令将房产的所有权(地址为) _____
归还给原告/房东。

☐ found the defendant/tenant does not have the right to redeem.
发现被告/房客无偿还权。

The defendant/tenant:

被告/房客:

☐ has paid (if any): \$ _____ leaving a balance due of \$ _____ (not including court costs)
as of the date of the filing of this petition.
已支付以下金额(如适用): \$ _____, 到提交此申请为止尚欠款 \$ _____ (不包括法院收费)。

The plaintiff/landlord requests a warrant to be issued for possession of the premises.

原告/房东申请就房产的所有权获取赔偿令。

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.

本人郑重确认, 据本人所知所信, 此文件内容真实。如有不实甘受伪证罪之罚。

Date
日期

Signature of Plaintiff/Landlord/Agent/Attorney
原告/房东/代理人/律师签名

Attorney Number
律师编号

Telephone Number
电话号码

Printed Name
正楷姓名

Fax
传真

Address
地址

E-mail
电子邮件

City, State, Zip
城市、州、邮政编码

ORDER FOR WARRANT OF RESTITUTION

赔偿令下达命令

It is **ORDERED** that a Warrant of Restitution be issued and that:

本赔偿令下达命令内容如下:

☐ the judgment for possession may be redeemed by payment for rent and late fees in the amount of: \$ _____
plus court-awarded costs in the amount of: \$ _____
minus any payments made after _____ in the amount of: \$ _____
Date petition is filed

for a total amount of: \$ _____
payable to the plaintiff/landlord or their agent by cash, certified check, money order, or an electronic or written check issued by a political subdivision or on behalf of a governmental entity.

若这一对所有权判决可追回, 需支付的租金与滞纳金金额为: \$ _____

加: 法庭裁决费, 金额为: \$ _____

减: _____ 日后支付的款项, 金额为: \$ _____

申请提交日期

总金额为: \$ _____

以上款项应通过现金、保付支票、汇票或从属政治单位签发或代表政府机构签发的电子或纸质支票的方式支付给原告/房东或其代理人。

☐ the judgment for possession may not be redeemed.

可能无法赎回对所有权的判决。

WARRANT OF RESTITUTION

赔偿令下达

State of Maryland, City/County of: _____

To sheriff/constable:

马里兰州, _____

市/县:

致警长/治安官:

☐ Unless defendant/tenant pays the plaintiff/landlord or their agent by cash, certified check, money order, or an electronic or written check issued by a political subdivision or on behalf of a governmental entity in the amount of \$ _____ plus \$ _____ costs, you are directed to deliver possession of the premises to the plaintiff/landlord or their agent or attorney and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the defendant(s)/tenant(s) and any other occupant(s). In a Failure to Pay Rent Case, this warrant expires 60 days from the date signed by a judge unless otherwise ordered.

除非被告/房客以现金、保付支票、汇票或从属政治单位签发或代表政府机构签发的电子或纸质支票的方式向原告/房东或其代理人支付 \$ _____ 的款项, 外加 \$ _____ 的费用, 特此指示您将房产所有权交予原告/房东或其代理人, 并在当地法律另有要求的情况下, 将被告/房客与其他居住者的所有财产从该房产中搬离, 如有必要, 则强制执行。在未支付租金案件中, 本令状自法官签署之日起 60 日后失效, 除非另有裁定。

☐ The judgment for possession may not be redeemed. You are directed to deliver possession of the premises to the plaintiff/landlord or their agent or attorney and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the defendant(s)/tenant(s) and any other occupant(s). In a Failure to Pay Rent Case, this warrant expires 60 days from the date signed by a judge unless otherwise ordered.

可能无法赎回对所有权的判决。您须将该房产所有权交予原告/房东或其代理人及律师, 并在当地法律另有要求的情况下, 将被告/房客与其他居住者的所有财产从该房产中搬离, 如有必要, 则强制执行在未支付租金案件中, 本令状自法官签署之日起 60 日后失效, 除非另有裁定。

Date
日期

Judge
法官

ID Number
身份证号码

TENANTS: NOTICE OF EVICTION

驱逐房客通知

The court has ordered you to be evicted. If the property is in Baltimore City, special procedures apply. See notice on back page for general information and for special procedures in Baltimore City. Need free legal help?

Call 410-260-1392 or mdcourts.gov/helpcenter

法院已命令将您驱逐。如果房产在巴尔的摩市, 需采用特别诉讼程序。

欲了解巴尔的摩市的特别诉讼程序以及通用信息, 请参阅背面的通知。需要免费法律帮助?

请拨打 410-260-1392 或访问 mdcourts.gov/helpcenter

NOTICE: To request a foreign language interpreter or 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.

注意: 如需要求外语口译员或根据《美国残障人法案》要求合理的便利设施, 请立即与法院联系。在法院设施的指定区域, 可能限制

或禁止持有和使用手机和其他电子设备。
DEFENDANT/TENANT INFORMATION

被告/房客信息

You can stop an eviction for Failure to Pay Rent by paying the amount that the court determined to be due, plus costs, **unless the court has foreclosed your right of redemption.** Not sure? Talk with a lawyer for free at a Maryland Court Help Center. Call 410-260-1392 (Mon-Fri, 8:30 AM - 8:00 PM) or visit mdcourts.gov/helpcenter.

您可以支付法院确定的到期金额, 外加费用, 防止因无法支付租金而被驱逐, 但法院取消您的追回权的情况除外。无法确定?在马里兰州法院帮助中心免费咨询律师请拨打 410-260-1392 (周一至周五, 早8:30 - 晚 8:00)或访问 mdcourts.gov/helpcenter。

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

有关驱逐期间可用的宠物保护措施的信息可以在马里兰州农业部网站获取: mda.maryland.gov/Pages/Pets-and-eviction.aspx

DEFENDANT/TENANT INFORMATION

被告/房客信息

(Real Property § 8-401(f) & (g))

(不动产法第 8-401 条 (f) 与 (g) 款)

The court has ordered enforcement of the judgment for possession that has been entered against you. **THIS MEANS THAT YOU CAN BE FORCIBLY REMOVED (EVICTED) FROM THE PREMISES AT ANY TIME AFTER THE DATE OF THIS ORDER, WITHOUT WARNING. THIS MAY BE YOUR ONLY WARNING.**

法院已命令对您强制执行占用判决。这意味着从下达命令之日起, 可能随时强制您离开(予以驱逐)房产, 恕不事先警告!此通知为唯一警告。

If you have made payment(s) to redeem the property but the landlord does not agree, the court will determine the proper amount. If the court has ordered possession without the right of redemption you may not remain on the premises unless you and the landlord agree in writing that you may stay. Not sure? **Talk with a lawyer for free at a Maryland Court Help Center. Call 410-260-1392 (Mon-Fri, 8:30 AM - 8:00 PM) or visit** mdcourts.gov/helpcenter.

您已经为追回房产而支付款项, 但房东不同意的, 适用金额将由法院决定。如果法院已命令进驻且无追回权, 则您不能再留在房产中, 除非原告和您书面协定您可以继续留下。无法确定?在马里兰州法院帮助中心免费咨询律师请拨打 410-260-1392 (周一至周五, 早 8:30 - 晚 8:00)或访问 mdcourts.gov/helpcenter。

On the day of the eviction, the sheriff or constable will meet your landlord at the property to witness the eviction. At that time, your landlord may remove your property from the premises. The sheriff or constable will not protect your property.

驱逐当天, 警长或治安官会在房屋中与房东会面, 对驱逐进行见证。届时, 房东可将您的财产搬离房屋。警长或治安官将不会保护您的财产。

If the sheriff or constable is forced to put you out, your property could become lost, stolen, or damaged. You may be required to pay for the removal, moving, or storage of your possessions.

若警长或治安官被迫将您驱逐, 您的财产会遗失、被盗或损坏。您可能需要为您的个人财产支付搬迁费、转移费或存放费。

DEFENDANT/TENANT INFORMATION – Baltimore City (only)

被告/房客信息 - 巴尔的摩市(专用)

(Baltimore City Housing & Urban Renewal Subtitle 8A)

(巴尔的摩市住房与城市改造法案 8A 款)

The landlord in a failure to pay rent case, must provide notice to the tenant of the first scheduled eviction date in two ways: 在未付房租案件中, 房东必须用两种方法向房客发出首次安排的驱逐日期通知:

1. **Notice mailed by first-class mail** with a certificate of mailing **at least 14 days** before the first scheduled eviction date; **AND 在首次驱逐日期前至少提前14 天用带邮寄凭证的普通邮件发出通知; 并且**
2. **Notice posted on the premises at least 7 days** before the first scheduled date of eviction. The day of mailing or posting is Day 1. Day 14 must be no later than the day before the scheduled date of eviction. Count holidays and weekends. **在首次安排的驱逐日期前至少提前 7 天将通知张贴在房屋上。邮寄或张贴通知的当天为第 1 天。第 14 天不得迟于安排的驱逐日期的前一天, 包括节假日和周末。**

If you or the sheriff believe the notices were not properly provided, the sheriff may refer the issue to a judge to decide.

若您或警长确信以上通知以不适当的方式发出, 警长可将此问题上报给法官, 由法官决定。

- If the judge determines that the landlord **DID NOT** give proper notice, the eviction will be vacated/cancelled, and the landlord may apply for a new Warrant of Restitution. **如果法官裁定房东没有以适当的方式发送通知, 则会撤销/取消驱逐令, 房东可申请新赔偿令。**
- If the judge determines that the landlord **DID** give proper notice, the sheriff will execute the eviction immediately. **若法官确定房东以适当的方式发送通知, 警长将立即执行驱逐令。**

THE FOLLOWING APPLIES TO ALL EVICTIONS: When the sheriff returns possession of the property to the landlord, any of your personal property left in or around the rental unit is considered abandoned. You have no right to the property. The landlord may not put abandoned property in the street, sidewalk, alley, or on any public property. Illegal dumping of abandoned property from an eviction is a misdemeanor. Offenders are subject to a penalty of up to \$1000 per day. A landlord may transport property to a landfill or solid waste facility or donate it to charity.

以下规定适用于所有驱逐：当警长将房屋的拥有权交还给房东时，您遗留在租赁单元内的任何个人财产将被视为丢弃财产。您对此房屋没有任何权利。房东不得将丢弃的财产放在街道、人行道、小巷或任何公共物业上。非法弃置驱逐令中的丢弃财产被视为轻罪。违者将被处以罚款，最高可达 \$1000。房东可将财产送到垃圾填埋场或固体废弃物处理场，或捐给慈善机构。

MOBILE HOMES **移动房屋**

Failure to Pay Rent - (Real Property § 8A-1701) - Judgment has been entered in favor of the park owner for possession of the premises. This warrant orders that the park owner be put in possession of the premises and that the mobile home be removed. You may have the right to redeem the premises by paying the amount owed plus late fees and court costs by cash, certified check, or money order. If you have received three judgments of rent due in the past 12 months, the landlord may foreclose your right to redeem the premises.

无法支付租金 -(不动产法第 8A-1701 条)- 先前已针对房产的拥有权做出了对园区所有者有利的判决。此令命令园区所有者拥有房产，移动房屋要被移走。您有权以现金、保付支票或汇票方式支付欠款与滞纳金，追回房产。若您在过去 12 个月内收到 3 次欠租判决，房东可取消您追回房产的权利。

Tenant Holding Over - (Real Property § 8A-1702) - Judgment has been entered in favor of the park owner for possession of the premises. This warrant orders that the park owner be put in possession of the premises and that the mobile home be removed.

房客租约期满后继续居住 -(不动产法第 8A-1702 条)- 先前已针对房产的拥有权做出了对园区所有者有利的判决。此令命令园区所有者拥有房产，移动房屋要被移走。

FREE LEGAL HELP **免费法律帮助**

Talk with a lawyer at a Maryland Court Help Center. Call 410-260-1392 (Mon-Fri, 8:30 AM - 8:00 PM) or visit mdcourts.gov/helpcenter. We can help an individual with a civil legal problem. We cannot help agents, relatives or third parties. We cannot help businesses, such as LLCs or sole proprietorships.

与马里兰法庭帮助中心的律师交谈。请拨打 410-260-1392 (周一至周五, 早 8:30 - 晚 8:00) 或访问 www.mdcourts.gov/helpcenter。我们能够帮助面对民事法律问题的个人。我们无法帮助代理人、亲属或第三方。我们无法帮助有限责任公司或独资企业等企业。