	OURT OF MARYLAND FOR			No. of tenants 1 2 3 4 CASE NUMBER
				TRIAL DATE & TIME
Landlord			Affixed on Premis	ses
Address			Date	
City	State	Zip	☐ Mailed to Tens	ant
Tenant	(2) Tenant			
	•			
3 Tenant	(4) Tenant		Constable/Sheri	ff
Address			Served on Party	
City	State	Zip		
				Date FRENTED PROPERTY (REAL PROPERTY §8-401)
1. The property is desc	ribed as:	Nu	mber	Street Apt. City , Maryland.
\square No \square Yes, provid	le License number and expiration d	ate		
3. The property: ☐ is af renewed as required; ☐		vironment Årticler,	e, its registration wi	th the MDE is current and its registration has been I for the current tenancy; or \square owner is unable to
4. The tenant rents from	the landlord who asks for possessi	on of the proper	ty and a judgment i	emedial work. The property is not affected. For the amount determined to be due.
5. This ☐ is not ☐ is a g	government subsidized tenancy \square of the \square week \square month, which h	§ 8 □ other. Te	enant is responsible	to pay the following amount of rent: \$
As of today, rent is du	ie for the \square weeks \square months of	•	, ,	in the total amount of \$ less tenant
payments of \$ (Late charges accruing) for utility bills, fees, g in or prior to the month in which t	and security dep he complaint wa	osits under PU \S 7- as filed for the \square w	309 / RP § 8-212.3. \$
of	are due	in the amount of	f	\$
•	· ·			TOTAL \$
9. The landlord requests past 12 months:	the tenant's rights of redemption b	e foreclosed due	e to prior judgments	s. List the case numbers and judgment dates within the
All the tenants on the supporting this statem	lease are listed above. At least one of the control of the contr	one tenant is in t	ase Numbers & Judgment Da he military service.	No tenant is in the military service and the facts
$10. \sqcup \text{The tenant is deceil}$	mine whether or not any tenant is assed, intestate (not having made a l	egal will), and w	vithout next of kin.	scra.dmdc.osd.mil/
by first-class mail	Notice of Intent to File a Complain — mail service certificate of mailing	$g \square$ affixed to de	oor of the leased pro	operty delivered electronically. Date
do solemnly affirm unde	er the penalties of perjury that the r	natters and facts	set forth above are	true to the best of my knowledge, information, and belief.
Print Name of Signer (Landlord/Attorn	ney/Agent)	Signa	iture of Landlord/Attorney/Ag	ent Attorney Number / Party # Date
Address				Telephone
Fax Continued to	Reques	t of	E-mail	Reason
	DISPOSITION			SUMMONS TO the sheriff of this county/constable of this court:
	eared on final trial date: \square Landlord [\square Tenant 3 \square Tenant 4 \square Tenant's A	_	nt/Attorney	You are ordered to notify the tenant, assignee, or subtenant, of their known or authorized agent, by personal service, if
☐ Judgment in favor of land	llord for possession of the premises and	costs		requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the
Rent due and unpaid: \$ Net due and unpaid: \$	minus utility credits of \$by: □ Default □ Trial □ Cor plus costs against tenant #1	under PU § 7-3 nsent □ No right o	09 / RP § 8-212.3 of redemption	landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any
☐ Money judgment for \$ ☐ Voluntary dismissal by: □	plus costs against tenant #1 Landlord Stipulation of parties	□ #2 □ #3 □ #4		other known address. If personal service is not requested, or no person to be served is found on the property or at another
☐ Case Dismissed ☐ Landle☐ Judgment for tenant	ord FTA \square No party appeared \square Oth	er:		known address, you shall affix an attested copy of the summand complaint conspicuously on the property that is the subjection
☐ If applicable: ☐ Landlor	d has violated RP § 8-216(b)			of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first-class mail to the
☐ Actual : ☐ Reasona	Damages of \$able Attorney's Fees of \$	and costs		address specified by the landlord. In the case of a deceased
Execution staved until	approval appeal bond in the amount o			tenant, you are ordered to notify the occupant or next of of the deceased tenant by the same procedure, if known.
udge	ID Number		Date	Judge/Clerk Date

DC-CV-082 (Rev. 10/2023)

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.

State Zip enant ② Tenant enant ④ Tenant ddress ity State Zip	Affixed on Premises Date Mailed to Tenan Constable/Sheriff	
State Zip enant ② Tenant enant ddress	Date Mailed to Tenan	
enant ② Tenant enant ④ Tenant ddress	☐ Mailed to Tenan	t
enant ② Tenant enant ④ Tenant ddress		
enant (4) Tenant	Constable/Sheriff	
ddress	Constable/Sheriff	
ity State Zip	Served on Party:	
	Date	
FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR		RENTED PROPERTY (REAL PROPERTY §8-401)
property required to be licensed in order to operate as a rental pro-	Number Stre	eet Apt. City, Maryland.
property required to be licensed in order to operate as a rental pro	operty?	
$S \square Y$ es, provide Electise number and expiration date	-406(c)(1)(iii), (iv), or (v	y); □ other:
property: \square is affected property under \S 6-801, Environment Arti	cle, its registration with	the MDE is current and its registration has been
yed as required; MDE inspection certificate number,		
Certificate No. because: \square exempt \square tenant refused access or to enant rents from the landlord who asks for possession of the prop	relocate/vacate for rem erty and a judgment for	r the amount determined to be due.
\square is not \square is a government subsidized tenancy \square § 8 \square other.	Tenant is responsible to	pay the following amount of rent: \$
n the of the \square week \square month which has not been no	aid or reduced to judom	pent
ents of \$ () for utility bills, fees, and security de	enocite under PI L & 7-30	the total amount of \$less tenant
charges accruing in or prior to the month in which the complaint	was filed for the \square wee	eks \square months
rtoday, rent is due for the weeks months of ents of \$ () for utility bills, fees, and security decharges accruing in or prior to the month in which the complaint ware due in the amount	of	\$
		SUBTOTAL \$
ne landlord requests rent becoming due after the date of filing, but		
andlord requests the tenant's rights of redemption be foreclosed d 2 months:	lue to prior judgments. I	List the case numbers and judgment dates within the
the tenants on the lease are listed above. \square At least one tenant is inviting this statement are:	-	
unable to determine whether or not any tenant is in the milita		nt who is a natural person is not in the military. Urified through DOD at:
ne tenant is deceased, intestate (not having made a legal will), and		scra.dmdc.osd.mil/
lord provided a Notice of Intent to File a Complaint for Summary first-class mail – mail service certificate of mailing \square affixed to	Ejectment (Failure to I	Pay Rent) to the tenant on
$\frac{1}{1}$ mail service certificate of mailing $\frac{1}{1}$ affixed to mally affirm under the penalties of perjury that the matters and fac	cts set forth above are tri	ue to the best of my knowledge, information, and belief.
		•
Signer (Landlord/Attorney/Agent) Signer (Landlord/Attorney/Agent)	gnature of Landlord/Attorney/Agent	,,,
	E-mail	Telephone
d toRequest of	R	Reason
Y /	I	SUMMONS
	To	Of the sheriff of this county/constable of this court: Tou are ordered to notify the tenant, assignee, or subtenant,
	lth	neir known or authorized agent, by personal service, if
	re	equested by the landlord, to appear in the District Court at rial of this matter to show cause why the demand of the
	lla	andlord should not be granted. Personal service is to be
	pe	erformed at the property subject to this complaint or at any ther known address. If personal service is not requested, or o person to be served is found on the property or at another
	00	in addition. If personal service is not requested, or
	ļno	o person to be served is found on the property or at another
	K1	nown address, you shall affix an attested copy of the sumn
	Ki ar of	nown address, you shall affix an attested copy of the sumn nd complaint conspicuously on the property that is the sub f this suit and mail a copy of the summons and complaint t
	Ri ar of th	nown address, you shall affix an aftested copy of the sumr nd complaint conspicuously on the property that is the sub

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DISTRICT CO Located at	OURT OF MARYLAND FOR			No. of tenants 1 2 CASE NUM TRIAL DATE	1BER
The state of the s					
Landlord		Affixed	d on Premises		
Address			Date		
City	State	Zip	iled to Tenant		
(1) Tenant	(2) Tenant				
(3) Tenant	(4) Tenant		11./01.:00		
Address	4) Tenant	Cons	table/Sheriff		
City	State	Serve	ed on Party:		
City	State			_	
FAILURE TO F	PAY RENT - LANDLORD'S COMPLA	$rac{{ m Date}__}{{ m AINT}}$	SSION OF RENTED	PROPERTY (REAL PRO	PERTY §8-401)
T1	7 1				Maralan I
. The property require	d to be licensed in order to operate as	Number a rental property?	Street	Apt. Cit	, Maryland.
☐ No ☐ Yes, provide	e License number and expiration date.				
The property: \square is aff	because: cut exempt; difference of reasons unfected property under § 6-801, Environment of the second of the sec	nment Article, its regi	stration with the MDI	E is current and its registra	ntion has been r is unable to
state Certificate No. be	ecause: \square exempt \square tenant refused a the landlord who asks for possession	access or to relocate/v	acate for remedial wo	rk. ☐ The property is not	affected.
This ☐ is not ☐ is a g	government subsidized tenancy \square § 8 of the \square week \square month, which has	B ☐ other. Tenant is report been paid or reduce	esponsible to pay the t	following amount of rent:	\$
As of today, rent is du	e for the \square weeks \square months of	•	in the total	amount of \$	
payments of \$ (Late charges accruing) for utility bills, fees, and in or prior to the month in which the	security deposits und complaint was filed fo	er PU § 7-309 / RP § or the \square weeks \square mo	8-212.3. \$ sonths	Net Rent
of	are due in t	he amount of		\$	
	ests rent becoming due after the date of		· ·		
	sis rent becoming due after the date of				
The landlord requests	the tenant's rights of redemption be for	oreclosed due to prior	judgments. List the ca	ase numbers and judgmer	nt dates within the
All the tenants on the	lease are listed above. \square At least one	tenant is in the milita			ee and the facts
I am unable to deterr	ent are: Specific facts m mine whether or not any tenant is ir used, intestate (not having made a lega	nust be given for the court to conc the military service of will) and without n	lude that each tenant who is a nat C.		fied through DOD at:
	Sed, intestate (not having made a legal Notice of Intent to File a Complaint for) to the tenant on	.dmdc.osd.mil/
by first-class mail -	- mail service certificate of mailing \square or the penalties of perjury that the matt	affixed to door of the	e leased property \square d	elivered electronically.	Date formation and baliaf
do soleminy amini unde	Tule penalities of perjury that the mati	ters and facts set forth	above are true to the	best of my knowledge, m	iormation, and benef.
int Name of Signer (Landlord/Attorne	:y/Agent)	Signature of Landl	ord/Attorney/Agent	Attorney Number / Party #	
ldress		E-mail			Telephone
ontinued to	Request of	E-mail	Reason		
				SHMMON	I C
			You are or	SUMMON riff of this county/constable dered to notify the tenant, nor authorized agent by r	le of this court: assignee, or subtenant, o
			trial of this landlord sh performed	n or authorized agent, by p by the landlord, to appear i matter to show cause why would not be granted. Perso at the property subject to to	the demand of the onal service is to be his complaint or at any
			other know no person t known add and compla	on address. If personal serveto be served is found on the less, you shall affix an attention to conspicuously on the paint constitution of the part constitution of the paint constitution	rice is not requested, or it is property or at another ested copy of the summoroperty that is the subjections.
			the tenant, address spe tenant, yo o	and mail a copy of the sur assignee, or subtenant by ecified by the landlord. In u are ordered to notify the eased tenant by the same	first-class mail to the the case of a deceased le occupant or next of l
	Notice: If judgment for a you may file a request the		itered,	and than by the same	procedure, ii knowii.

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NOTICE TO THE TENANT

- Your landlord has asked the court to evict you for failure to pay rent. Your case will be heard on the date and at the location shown on the complaint. Before filing a complaint for failure to pay rent, the landlord must provide to the tenant a written notice of the landlord's intent to file a claim in the District Court against the tenant to recover possession of the residential premises if the tenant does not cure (pay rent and late fees due) within ten (10) days after the written notice is provided to the tenant.

 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.
- 2. If service of process has been made upon you by posting and mailing, only a judgment for possession can be entered against you. However, if you are personally served then a money judgment may also be entered against you.
- 3. If you have an oral or written lease that requires the landlord to pay the gas or electric bill and you made payment(s) for utility service to a public utility provider and/or a security deposit or fee to open a new utility service account, the amount of those payment(s) can be deducted from the rent due.
- 4. The court may include rent that becomes due after the filing of this complaint. If you have not paid all the money due to your landlord by the trial date, the judge may determine that you owe additional rent that has become due through the date of judgment.
- 5. If you have paid the rent by the trial date, you should come to court on the trial date with your receipt and ask the court to dismiss the case.
- 6. If you have a defense or think you do not owe the rent, you should come to court and state the facts. You have a right to bring a lawyer to court with you. **BRING THIS PAPER WITH YOU TO COURT!**
- 7. If the court enters a judgment for the landlord and orders you to move out, the landlord may, on the fifth business day after the trial date, apply for a warrant for your eviction. Possession of the premises must be given to the landlord, or the landlord's agent or attorney, within four (4) business days after the trial.
- 8. The warrant will be sent to the constable or sheriff who will then schedule an eviction if the rent has not been paid.
- 9. The court may issue a Warrant of Restitution at any time after four (4) business days from the date of judgment.
- 10. You have a right to pay the amount due at any time until the eviction begins, unless the court has foreclosed that right because of the number of rent judgments you have had in the past twelve (12) months. The Warrant of Restitution which the sheriff or constable has will show whether the court has ordered "No Right of Redemption" which means you may not pay the amount due to stop the eviction. The amount you are to pay will be shown on the Warrant of Restitution. The court may issue a Warrant of Restitution at any time four (4) business days after the date of judgment.
- 11. Except in Baltimore City, the sheriff or constable will meet the landlord at the premises to conduct the eviction. Your personal property may be removed from the premises. The sheriff or constable is not responsible for protecting your property.
- 2. 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

IN BALTIMORE CITY ONLY

- 13. **Special notice requirements apply to some evictions.** The landlord must provide notice to the tenant of the first scheduled eviction date in two separate ways:
 - Mail the notice to the tenant by first class mail with a certificate of mailing at least fourteen (14) days in advance of the first eviction date; and
 - Post the notice on the premises at least seven (7) days in advance of the first scheduled eviction date.
 - 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.

The tenant may challenge whether the notices were properly sent. If the tenant challenges the notices or if the sheriff has doubt that the notices were properly given, the sheriff will refer the issue to the judge for decision. If the judge determines that the landlord did not comply with the notice requirements, the eviction will be vacated/canceled, and the landlord will have to apply for a new Warrant of Restitution. If the notice challenge is determined in the landlord's favor, the sheriff will execute the eviction immediately. On the day of the eviction 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's only obligation for abandoned property is to properly dispose of it.

- The landlord is strictly prohibited from putting the abandoned property in the street, the sidewalk, alleys, or on any public property. Anyone who illegally dumps abandoned property from an eviction is guilty of a misdemeanor and subject to a penalty of up to \$1,000 for each day of unlawful dumping.
- The landlord <u>may dispose of the abandoned property</u> by transporting it to a licensed landfill or solid waste facility, donating it to charity, or some other lawful means.

APPEAL

You may file an appeal within four (4) business days from the date of the judge's decision by filing a written request with the clerk of the District Court where the case was heard and paying the required appeal costs. (Any Saturday, Sunday or any legal holiday is not counted as part of the four-day time period.) An appeal bond must be posted in order to stay any execution of the judgment. An appeal does not stay the payment of future rent or eviction.

AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL (NOTICE TO SPANISH SPEAKING INDIVIDUALS)

Esta es una denuncia por incumplimiento de pago de la renta. La traducción al español de este formulario se encuentra en el Internet en: mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf

El folleto informativo en español también se encuentra en el Internet en:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.pdf

Usted también podrá llevar este formulario a la Oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte de arriba del reverso de este formulario, y el secretario le entregará una traducción impresa, el folleto en español y proporcionará la asistencia de un intérprete si es necesario. Para obtener información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392 En línea: machine información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392 En línea: machine información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392 En línea: machine información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392 En línea: machine información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal. Por teléfono: 410-260-1392 En línea: machine información sobre los programas de asistencia para pagar el alquiler o sobre la ley que se aplica en su situación, comuníquese con el Centro de autoayuda del tribunal.

This is a complaint for failure to pay rent. A Spanish translation of this form is available on the Internet at:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf

A Spanish informational brochure is also available online at:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.pdf

You may also take this form to the District Court Clerk's Office at the address at the top on the reverse side of this form and the clerk will provide you with the printed translation, Spanish brochure and Interpreter assistance, if needed. For information about rental assistance programs or about the law that applies to your situation, contact the Court's Help Center. By phone: 410-260-1392 Online: mdcourts.gov/helpcenter