

**DISTRICT COURT OF MARYLAND FOR**

City/County

Located at

Court Address

Telephone

Case No.

(1)	<b>Plaintiff</b>	vs.	(1)	<b>Defendant</b>
	Address of Plaintiff			Address of Defendant
	City, State, Zip			City, State, Zip
	Telephone Number			Telephone Number
(2)	<b>Plaintiff</b>		(2)	<b>Defendant</b>
	Address of Plaintiff			Address of Defendant
	City, State, Zip			City, State, Zip
	Telephone Number			Telephone Number

**COMPLAINT FOR WRONGFUL DETAINER**  
**(Real Property § 14-132)**

Plaintiff alleges that:

- The defendant(s) hold(s) possession of real property known as \_\_\_\_\_  
 Address \_\_\_\_\_
- The defendant is not entitled to possession of the property under the law.
- The defendant has not been granted possession under a currently valid court order.
- The plaintiff does not have a remedy under Title 8 of the Real Property article.
- No other exclusive remedy to recover possession of the property is provided by statute or rule.
- As a result of the wrongful detainer, the plaintiff has incurred damages of \$ \_\_\_\_\_, court costs, and attorney's fees of \$ \_\_\_\_\_. (personal service only)

**Plaintiff requests**

- ☐ that this court immediately summons the person(s) in possession to court to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s).
- ☐ possession of the premises and damages in the amount of \$ \_\_\_\_\_ plus attorney's fees in the amount of \$ \_\_\_\_\_ and court costs in the amount of \$ \_\_\_\_\_. (personal service only)

Signature of Plaintiff or Attorney	Attorney Number	Address
Printed Name		City, State, Zip
Date		Telephone
Fax		E-mail

**MILITARY SERVICE AFFIDAVIT**

- ☐ Defendant(s) \_\_\_\_\_ is/are in the military service.
- ☐ No defendant is in the military service. 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 defendant is in military service. ☐ Verified through DOD at: [scra.dmdc.osd.mil/](http://scra.dmdc.osd.mil/)

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.

Date	Signature of Plaintiff or Attorney
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**WRONGFUL DETAINER SUMMONS****STATE OF MARYLAND,** \_\_\_\_\_ :

To the sheriff /constable:

**IT IS ORDERED** that you notify by first-class mail and summon, the defendant(s) to appear in the District Court shown above on \_\_\_\_\_ at \_\_\_\_\_ ☐ AM ☐ PM and to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s), and that if the defendant(s) do(es) not appear, judgment may be entered against the defendant(s) for the relief demanded;

**IT IS FURTHER ORDERED** that if you are unable to serve the summons on the defendant, or upon the known or authorized agent of the defendant, you are to affix a copy of the summons conspicuously upon the property.

Returnable to this court on or before \_\_\_\_\_  
 Date

**NOTE:** 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](http://mda.maryland.gov/Pages/Pets-and-eviction.aspx)

To request a foreign language interpreter or a 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.

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](http://mdcourts.gov/helpcenter). 410 260-1392.

## SHERIFF/CONSTABLE RETURN TO COURT

☐ I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first-class mail to \_\_\_\_\_, on \_\_\_\_\_ ☐ AM ☐ PM.  
Defendant Date Time

☐ I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to \_\_\_\_\_ on \_\_\_\_\_  
Name Title  
Date Time ☐ AM ☐ PM at \_\_\_\_\_ Location

The person I left the papers with acknowledged being: (1) a resident of above listed address; (2) 18 years of age or older;  
(3) of suitable discretion in that the relationship to the defendant is \_\_\_\_\_

and that; (4) the above listed address is the defendant's residence or usual place of abode. The facts upon which I concluded that  
the individual served is of suitable age and discretion are: \_\_\_\_\_

Description of the person served: Race \_\_\_\_\_ Sex \_\_\_\_\_ Ht \_\_\_\_\_ Wt \_\_\_\_\_ Hair \_\_\_\_\_ Eyes \_\_\_\_\_ Age \_\_\_\_\_  
Other \_\_\_\_\_

☐ Neither the defendant nor a person in possession of the property could be served, so I affixed an attested copy of the Writ of  
Summons and Complaint conspicuously upon the premises described in the complaint on \_\_\_\_\_ Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Sheriff/Constable

\_\_\_\_\_  
Printed Name