

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。



DISTRICT COURT OF MARYLAND FOR  
马里兰州

City/County  
市/县地区法院

Located at \_\_\_\_\_ Telephone \_\_\_\_\_  
位于 \_\_\_\_\_ 电话 \_\_\_\_\_

Court Address  
法院地址

Case No.  
案件编号

(1) \_\_\_\_\_  
**Plaintiff**  
原告

VS. (1) \_\_\_\_\_  
**Defendant**  
被告

Address of Plaintiff  
原告地址

Address of Defendant  
被告地址

City, State, Zip Telephone Number  
城市、州、邮编 电话号码

City, State, Zip Telephone Number  
城市、州、邮编 电话号码

(2) \_\_\_\_\_  
**Plaintiff**  
原告

(2) \_\_\_\_\_  
**Defendant**  
被告

Address of Plaintiff  
原告地址

Address of Defendant  
被告地址

City, State, Zip Telephone Number  
城市、州、邮编 电话号码

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**COMPLAINT FOR WRONGFUL DETAINER**  
**非法扣留诉状**  
**(Real Property § 14-132 )**  
**(房地产 14-132)**

Plaintiff alleges that:  
原告宣称:

1. The defendant(s) hold(s) possession of real property known as  
被告占有位于下列地址的房地产

Address  
地址

- The defendant is not entitled to possession of the property under the law.  
根据法律, 被告无权占有该房地产。
- The defendant has not been granted possession under a currently valid court order.  
根据当前的有效法院命令, 被告未被授予所有权。
- The plaintiff does not have a remedy under Title 8 of the Real Property article.  
根据《不动产法》第 8 条, 原告不享有赔偿。
- No other exclusive remedy to recover possession of the property is provided by statute or rule.  
法令或裁定中未规定其他可收回房产所有权的排他性赔偿。
- As a result of the wrongful detainer, the plaintiff has incurred damages of \$ \_\_\_\_\_, court costs, and attorney's fees of \$ \_\_\_\_\_. (personal service only)  
由于不当拘留, 原告蒙受损失 \_\_\_\_\_ 美元, 诉讼费和律师费 \_\_\_\_\_ 美元。  
(仅直接送达)

**Plaintiff requests**  
**原告请求**

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).  
本法院立即传唤占有人出庭, 提出第 1 款所述不动产的所有权不应归还原告的理由(如有)。

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)  
房产占有及损坏金额达 \_\_\_\_\_ 美元, 加上律师费 \_\_\_\_\_ 美元以及 \_\_\_\_\_ 美元的法院收费。(仅直接送达)

Signature of Plaintiff or Attorney 原告或律师的签名	Attorney Number 律师编号	Address 地址
Printed Name 印刷体姓名		City, State, Zip 城市、州、邮编
Date 日期		Telephone 电话
Fax 传真		E-mail 电子邮件

**MILITARY SERVICE AFFIDAVIT**  
**服兵役宣誓书**

- Defendant(s) \_\_\_\_\_ is/are in the military service.  
被告 \_\_\_\_\_ 正在服兵役。
- 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.  
没有被告人正在服兵役。支持这一陈述的事实是: \_\_\_\_\_

必须向法院提供具体事实, 才能断定为自然人的每一名房客均不在服兵役。

- I am unable to determine whether or not any defendant is in military service.  Verified through DOD at: [scra.dmde.osd.mil/](http://scra.dmde.osd.mil/)  
我无法确定是否有任何被告人正在服兵役。通过 DOD 验证: [scra.dmde.osd.mil/](http://scra.dmde.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.  
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 or Attorney  
原告或律师签名

**WRONGFUL DETAINER SUMMONS**  
**非法扣留传票**

STATE OF MARYLAND, \_\_\_\_\_ :  
马里兰州, \_\_\_\_\_ :

To the sheriff /constable:  
致警长/治安官:

**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;

**现命令** 您通过普通邮件和传票通知被告人于 \_\_\_\_\_ 上午 \_\_\_\_\_ 下午 \_\_\_\_\_ 在上述地区法院出庭, 并说明为何占有的第 1 款所述不动产不应归还原告, 如果被告未出庭, 可就被告要求的赔偿作出判决;

**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.

**进一步命令** 如果您无法将传票送达被告, 或被告的已知或授权代理人, 您必须将传票副本张贴在房产的显眼位置。

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

可在当日或之前退回本法院 \_\_\_\_\_ 。  
日期

Date  
日期

Clerk  
书记官

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)

注意: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](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.

如需要外语口译员服务或根据《残障美国人法案》要求提供合理的便利设施,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。

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter). 410 260-1392.  
需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费、在线、面对面、通过电话。 [mdcourts.gov/helpcenter](http://mdcourts.gov/helpcenter). 410 260-1392.

### SHERIFF/CONSTABLE RETURN TO COURT 警长/治安官返回法院

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to \_\_\_\_\_, on \_\_\_\_\_, \_\_\_\_\_  AM  PM.  
Defendant Date Time  
本人已于通过普通邮件将传讯令状、  
被告  
上午 下午诉状和所有支持材料的副本邮寄至 \_\_\_\_\_。  
日期 时间

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to \_\_\_\_\_ on \_\_\_\_\_.  
Name Title  
本人已将传讯令状、诉状和所有支持材料的副本送达至 \_\_\_\_\_ 于  
姓名 职务  
\_\_\_\_\_  AM  PM at \_\_\_\_\_.  
Date Time Location  
日期 时间 上午 下午位于 \_\_\_\_\_。  
日期 时间 地点

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: \_\_\_\_\_

本人留下文件,承认是:(1) 上述地址的居民;(2) 年满 18 周岁;(3) 具有适当酌处权,因为与被告的关系是 \_\_\_\_\_; 以及 (4) 上述地址为被告人住所或常住地。根据这些事实,我得出结论,被送达的人具有适当的年龄和酌处权: \_\_\_\_\_

Description of the person served: Race \_\_\_\_\_ Sex \_\_\_\_\_ Ht. \_\_\_\_\_ Wt. \_\_\_\_\_ Hair \_\_\_\_\_ Eyes \_\_\_\_\_ Age \_\_\_\_\_  
送达对象说明:种族 \_\_\_\_\_ 性别 \_\_\_\_\_ 体重 \_\_\_\_\_ 身高 \_\_\_\_\_ 头发 \_\_\_\_\_ 眼睛 \_\_\_\_\_ 年龄 \_\_\_\_\_

Other  
其他 \_\_\_\_\_

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 \_\_\_\_\_.  
被告和占有该房产的人都无法送达,因此我将一份经过公证的传讯令状和投诉副本张贴在投诉中所描述场所的显眼位置 \_\_\_\_\_。

Date  
日期

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Date  
日期

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Signature of Sheriff/Constable  
警长/治安官签名

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Printed Name  
印刷体姓名