



IN THE DISTRICT COURT OF MARYLAND FOR CHARLES COUNTY

ADMINISTRATIVE ORDER EXTENDING THE STAY OF EVICTIONS
AS A RESULT OF COVID-19

TO THE SHERIFF OF CHARLES COUNTY, MARYLAND:

WHEREAS, Governor Lawrence Hogan has issued a “Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19”;

WHEREAS, the World Health Organization (“WHO”) and the Centers for Disease Control and Prevention (“CDC”) have declared the COVID-19 outbreak a “public health emergency of international concern”;

WHEREAS, Charles County Health Department has elevated its recommendations to be consistent with those of the Centers for Disease Control and Prevention (“CDC”) and is recommending social distancing within Charles County;

WHEREAS, the global pandemic COVID-19 poses an imminent risk to the health, safety, and welfare of Charles County residents, and to those doing business in Charles County;

WHEREAS, The Court finds that the Governor’s Proclamation, the declaration of the WHO, the declaration of the CDC, and the directive from the Charles County Health Department combined with the extraordinary public health emergency presented satisfies the certification requirements of Maryland Real Property Code Ann, Section 8-401(c)(4);

WHEREAS, These conditions likewise impact those conducting business in Charles County;

WHEREAS, On March 12, 2020 this Court issued an Order Regarding the Stay of Evictions as a Result of COVID-19, which impacted all evictions ordered by the District Court in Charles County;

WHEREAS, On March 16, 2020 the Court of Appeals issued an Administrative Order on Statewide Judiciary Restricted Operations Due to the COVID-19 Emergency;

WHEREAS, On March 16, 2020 Governor Lawrence Hogan issued an Order Temporarily Prohibiting Evictions of Tenants Suffering Substantial Loss of Income Due to COVID-19;

WHEREAS, On March 17, 2020 the Maryland Court of Appeals issued an Administrative Order on Suspension of Foreclosures and Evictions During the COVID-19;

WHEREAS, On March 25, 2020 the Court of Appeals issued an Administrative Order on Suspension During the COVID-19 Emergency of Foreclosures, Evictions, and other Ejectments Involving Residences;

WHEREAS, Also on March 25, 2020 the Maryland Court of Appeals issued an Order Extending the Length of Statewide Judiciary Restricted Operations Due to the COVID-19 Emergency; extending the court closure through May 1, 2020;

WHEREAS, On April 14th, 2020 the Maryland Court of Appeals issued an Order Extending the Length of Statewide Judiciary Restricted Operations Due to the COVID-19 Emergency; extending the court closure through June 5, 2020;

WHEREAS, Due to the outbreak of COVID-19, an emergency exists that poses a threat of imminent and potentially lethal harm to individuals who may come into contact with the Court, or judicial facility and personnel;

WHEREAS, The Emergency continues to require comprehensive measure to protect the health and safety of Charles County Residents, those doing business in Charles County, and Judiciary personnel;

WHEREAS, the Court finds that light of the Governor's Proclamation, the declaration of the WHO, the declaration of the CDC, and the directive from Charles County Health Department that the surrender of any premises will endanger the health or life of the tenant or any other occupant of any premises and will be inconsistent with the above-identified actions and public safety protocols arising therefrom.

This Court **ORDERS**, on this 17th day of April 2020,

A. Consistent with all cited and applicable orders, residential evictions Ordered by Charles County District Court are **STAYED** through June 5, 2020, subject to extension;


B. All Commercial evictions Ordered by the Charles County District Court are **STAYED** through June 5, 2020, subject to extension;

1. Where either party in a Commercial eviction proceeding can demonstrate that a delay of a commercial eviction will impose an undue burden, that party can file an emergency motion with the Charles County District Court.

2. The court will review these matters and notify the parties whether the Court deems the matter to be urgent, or whether the matter will be scheduled upon the opening of the Court.

3. If the Court deems the matter to be urgent, the Court will contact the parties to schedule a hearing.

It is so ORDERED this 17th day of April 2020.



Christy Holt Chesser
Administrative Judge, District IV

Date: 4-17-20

Copies sent to:

Chief Judge John Morrissey
Administrative Clerk Patrick Loveless
Associate Judges of the District Court