



**IN THE TENTH DISTRICT COURT OF MARYLAND FOR
HOWARD/CARROLL COUNTY
ADMINISTRATIVE ORDER**

(Protocol for Suspended Judgments for Possession / Repossession)

WHEREAS Governor Lawrence Hogan issued a “Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID- 19” March 5, 2020 and

WHEREAS, in furtherance of the State of Emergency, the Governor enacted executive orders concerning the COVID pandemic and

WHEREAS Executive Order No. 20-04-03-01 dated April 3, 2020, prohibits any court of this State from entering a judgment for possession against a tenant under outlined circumstances so long as the State of Emergency is in effect, and

WHEREAS the Court of Appeals, via administrative order, prescribed the protocol this Court shall follow in implementing the Executive Order as to the entry of judgment for possession or the suspension thereof in applicable case.

Now therefore, the District Court of Maryland for Howard and Carroll County on this 4th day of September hereby

ORDERED that upon a tenant complying with the criteria set forth in Executive Order No. 20-04-03-01 paragraph five and upon the Court's finding that the statutory remedy of Judgment for Possession / Repossession is suspended as described above, the presiding judge shall proceed as follows:

1. Breach of Lease Actions Filed Under RP § 8-402.1

- Adjudicate the merits of the claim per RP § 802.1(b) and all applicable laws; and
- Properly record said findings on the judgment sheet; and

- Declare that the Court reserves the entry of Judgment for Possession / Repossession until the entry is not prohibited by Executive Order No. 20-04-03-01.

2. Failure to Pay Rent Action Filed pursuant to RP § 8-401

- Determine any amount of rent due and owing under the complaint; and
- Properly record the amount determined on the disposition section of the complaint; and
- Declare that the Court reserves the entry of Judgment for Possession/Repossession until the entry is not prohibited by Executive Order No. 20-04-03-01.

ORDERED that the presiding judge shall write “JFP Reserved” or similar notation on the Court’s judgment or disposition sheet to document that the judgment is reserved until entry is not prohibited by Executive Order 20-04-03-01 or other action by the Executive of the State of Maryland.

It is further **ORDERED** that, upon the rescission of a catastrophic health emergency or other appropriate action by the Executive, this Court shall enter each Judgment for Possession / Repossession that it reserved under this Order promptly and without a request from any party.

ORDERED that upon the entry of a judgment pursuant to RP § 8-401 or 402.1, notice of the judgment will be provided by this court in the following manner:

- Posting will be in the lobby of the District Court for Howard and/or Carroll County.
- Posting by sequential case number and not by the names of the parties.
- Posting shall include the case number and date of judgment

ORDERED that, per RP § 8-401(d), a tenant must comply with said judgment within four (4) days upon entry of any previously reserved judgments. Should a tenant fail to comply, the landlord

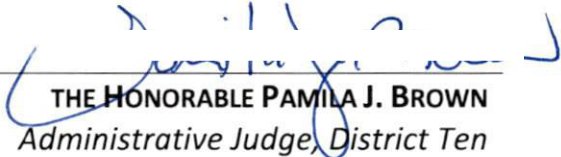
may pursue possession / repossession as authorized by RP § 8-401, subject to any credit due to the tenant for rent paid.

ORDERED that, upon Judgment for Possession / Repossession pursuant to RP § 8-402-1, the landlord may pursue all legal remedies authorized by law including, without limitation, remedies provided for in § RP 8-402.1

PROVIDED that this Order does not prohibit other aspects of the relevant judicial proceeding or protocols allowed by law and not restricted by the Executive Order No. 20-04-03-01.

IT IS SO ORDERED.

September 4, 2020
September 4, 2020



THE HONORABLE PAMILA J. BROWN
Administrative Judge, District Ten

District Court of Maryland