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Affreed on Premises Date Date Constable ShertII Affreed on Premises Served on Pany: Served on Pany: Date Date PALLURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY REAL PROPERTY 88-401 The property: is described as: Date Date Part PALLURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY REAL PROPERTY 88-401 The property: is described as: Date Date Part PALLURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY REAL PROPERTY 88-401 The property: is described as: Date Da	Located at					CASE		
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City Num 70 Mailed to Tenant 0 Tomat 0 0 Tomat 0 Tomat 0 Tomat	Landlord			Affixed on Premis	es			
Consuble/Sheriff Adams Consuble/Sheriff Served on Party: Late Late Landlord required by law to be licensed/registered in order to operate this premises as a realt property REAL PROPERTY SeA1 The property is described as: The property is out affected property under \$6-800, Finis/moment Article, its registration with the MDE is scene and is registration has been renewed in the MDE inscent and its registration has been renewed in the MDE inscent and its registration has been renewed in the MDE inscent and its registration has been renewed its model required by law to be licensed/registreed (low CD). The property is out affected property under \$6-800, Finis/moment Article, its registration with the MDE is scent and its registration has been renewed its MDE inscent curvely; or moment and size difference that the MDE is scent and its registration has been renewed its MDE inscent curvely; or admarks. The property is out affected meany. Teamit is responsible to prove the amount of ren: \$ due on the Carl the admond to ads for possession of the property and a judgment for the amount of ren. \$ due on the complaint was filed for the Carl the TU 15/200 \$	Address			Date	—			
© Tame © Tame © Tame Outer Date Address Served on Party: Tay Tay Date Date FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSESSION OF RENTED PROPERTY REAL PROPERTY \$\$-401 Amount of the property is described as: Amount of the property is described amount of the property is described amount of the complaint was filed for the company of the the amount of the complaint was filed for the locate was the file mathematication and the complaint was filed for the locate as: Amount of the complaint was filed for the locate as: Amount of the complaint the complaint was filed for the locate as: Amount of the complaint the complaint was filed for the locate as: Amount of the complaint the complaint was filed for the locate as: Amount of the complaint the complaint was filed for the locate as: Amount of the complaint the complaint was filed for the locate as: Amount of the complaint the	City	State	Zip	□ Mailed to Tena	int			
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Served on Party:	(3) Tenant	(4) Tenant		Constable/Sherif	f			
Tog Jose Date Date Date Date FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REDSESSION OF RENEED PROPERTY REAL PROPERTY §8-401 1. The property is described as: Image: State Complaint For Representation number if applicable: Applicable: Applicable: North State Complaint For Representation number if applicable: 3. The property: Is described as: Image: State Complaint For Representation number if applicable: North State Complaint For Representation number if applicable: North State Complaint For Representation is a state Complaint For Representation in the hDE is current and its registration with the hDE is current and its registration with the hDE is current and its registration with the hDE is developed access on to relocate Vacate during remedial work. Composition on the property is and a for Complaint For Representation in the following amount of rent: Image: Complaint For Representation Fore Representation For Representation Fore R	Address			Served on Party.				
FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY REAL PROPERTY §4-01 1. The property is described as: Property is described as: Property is made Section 2010 Ascing 2010	City	State	Zip	Served on Fully.				
1. The property is described as: Property Nume Number Sect Age Cop , Maryland. 2. Is the Landlord required by law to be licensed/registericd in order to operate this premises as a rental property? The property? The property? The property is not affected or property under \$6-801. Environment Article, its registration on with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered								
2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a required property? □ Yes □ No. If so, is the Landlord required, and its MDE is negositation has been renewed as required, and its MDE inspection certificate numbered	FAILURE TO PAY RENT - L	ANDLORD'S COMPLAIN	FOR RE	POSSESSION OF	RENTED PROPER	TY REAL	. PROPERT	TY §8-401
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3. The property: □ is affected property under §6-801. Environment Article, its registration with MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered	2. Is the Landlord required by law	w to be licensed/registered i	in order to	operate this prem	ises as a rental prope			
been renewed as required, and its MDE inspection certificate numbered						rurrent ar	nd its regist	ration has
□ owner is unable to state Certificate No. because □property is exempt □ (renain refused access or to relocate/vacate during remedial work. 1 The property is not affected.	been renewed as required, and	its MDE inspection certific	cate numb	ered	, is valid	d for the	current tena	ancy; or
4. The Tenant rents from the Landlord who asks for possession of the property and a judgment for the amount determined to be due. 5. This of the week months of rent is is not a government subsidized tenancy. Tenant is responsible to pay the following amount of rent: \$ due on the is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total amount of is not a government subsidized tenancy. The total is not a government subsidized tenancy. The tenant is in the military service. The tenant is in the military service. The tenant is in the military service. The tenant is not the lease are listed above. At least one Tenant is in the military service. The tenant is not any Tenant is in the military service. The tenant is deceased, interstate, for have made a legal will), and without next of kin. The service is ease number of a subsidized tenancy. The tenant is deceased, interstate, for have made a legal will), and without next of kin. The service is required at the tenant of the government subsidized tenancy. The service is required at the tenant of the government subsidized tenancy. The service is required agent, by personal service is required to not the tenandor of the service is required by	\Box owner is unable to state Cer	tificate No. because 🗆 prop	perty is exe	empt 🗆 tenant refu	ised access or to relo	cate/vaca	te during re	emedial work.
the	4. The Tenant rents from the Lar	ndlord who asks for possess						
As of today, rent is due for the weeks months of	the of the \Box w	veek 🗆 month, which has n	ot been pa	id or reduced to ju	idgment.			
Late charges accruing in or prior to the month in which the compliaint was filed for the weeks in months Net Refit of	As of today, rent is due for the	\square weeks \square months of $_$) for util	ity bills foos and	in the tota	l amount	of	
0.	Late charges accruing in or pr	ior to the month in which th	ie complai	int was filed for th	e 🗋 weeks 🗍 month	s		Net Kent
7. □ The Landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of\$ S 8	of	are due	in the am	ount of			\$ `AL_\$	
within the past 12 months:	7. The Landlord requests rent	t becoming due after the dat	te of filing	, but due by the da	ate of trial in the amo	ount of	\$	
All the Tenants on the lease are listed aboveAt least one Tenant is in the military service. No Tenant is in the military service and the facts supporting this statement are:	 8. 9. The Landlord requests the Terr 	ant's right of redemption be	e foreclose	ed due to prior jud	gments. List the case	numbers	AL \$ and judgm	ent dates
No Tenant is in the military service and the facts supporting this statement are:	within the past 12 months:	ra listad abaya 🗆 At laast	ono Tonon	Case Numbers & Ju	adgment Dates			
10. □ The Tenant is deceased, intestate (not having made a legal will), and without next of kin. I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief. Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Bar # / Party # Date Address Telephone Fax E-mail Continued to Request of Reason DisPOSITION SUMMONS The following parties appeared on final trial date: □ Landlord's Agent/Attorney Dudgment in favor of Landlord for possession of the premises and costs NO the Sheriff of this County/Constable of this Court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granet. Personal service is to be performed at the granet. Personal service is to be performed at the granet. Personal service is found on the property or at any other known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. In the case of a deceased tenant, you are	$\square \mathbf{N} = \mathbf{T} + \mathbf{T} $	1.1. 6	1					
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I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief. Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Bar #/ Party # Date Address Telephone Fax E-mail Request of Telephone DISPOSITION Request of	\Box I am unable to determine whet 10 \Box The Tenant is deceased in	her or not any Tenant is in	the militan	ry service.	ofkin	110	ups.//scia.u	mac.osu.mm/
Address Telephone Fax E-mail Continued to Request of DISPOSITION Reason The following parties appeared on final trial date: [] Landlord [] Landlord's Agent/Attorney Image: Continued to the property of the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address, you shall affix an attested copy of the summons and complaint to the tenant, assignee, or subtenant to the subject of this suitad mail a copy of the summons and complaint to the tenant, assignee, or subtenant or the property strees of \$	I do solemnly affirm under the pen	alty of perjury that the matter	s and facts	set forth above are	true to the best of my	knowledg	ge, informati	on, and belief.
Address Telephone Fax E-mail Continued to Request of DISPOSITION Reason The following parties appeared on final trial date: [] Landlord [] Landlord's Agent/Attorney Image: Continued to the property of the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address, you shall affix an attested copy of the summons and complaint to the tenant, assignee, or subtenant to the subject of this suitad mail a copy of the summons and complaint to the tenant, assignee, or subtenant or the property of the summons and complaint to the tenant, assignee, or subtenant or the property subject to this complaint or at any other known address, you shall affix an attested copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. In the case of a deceased tenant, you are	Print Name of Signer (Landlord/Attorney/Ager	at)	Sig	unature of Landlord/Attor	nev/Agent	Attorney Ba	ar # / Party #	Date
Fax E-mail Continued to Request of DISPOSITION Reason The following parties appeared on final trial date: _Landlord \Landlord's Agent/Attorney To the Sheriff of this County/Constable of this Court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service; if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is not requested, or if no personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint to the tenant, assignee, or subtenant to the tenant, assignee, or subtenant to the summons and complaint to the tenant, sougnee, or subtenant to the tenant, sougnee, or subtenant to the tenant, sougnee, or subtenant to the summons and complaint to the tenant, sougnee, or subtenant to the tenant, supported to this counties of the address specified by the landlord should not be granted. Personal service is not pergenty or at another known address, you shall affix an attested copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the summons and complaint to the tenant, sugnee, or subtenant by first class mail to the address specified by the landlord.								
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 □ Judgment in favor of Landlord for possession of the premises and costs Rent due and unpaid: \$; minus utility credits of \$ under PU §7-309 Net due and unpaid: \$ by: □ Default □ Trial □ Consent □ Without the right of redemption □ Money judgment for \$ plus costs against Tenant #1 #2 #3 □ #4 □ □ Voluntary dismissal by: □ Landlord □ Stipulation of parties □ Case dismissed □ Landlord FTA □No party appeared □ Other: □ Judgment for Tenant If applicable: □ Landlord has violated Real Prop., §8-216(b) □ Recovery of Possession of the Property □ Actual Damages of \$ and costs 	The following parties appeared on fin	DISPOSITION nal trial date: 🗌 Landlord 🗌 L	andlord's A	I		SUMMO	NS	
Rent due and unpaid: \$; minus utility credits of \$ under PU \$7-309 service is requested by the failured, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. The case of a deceased tenant, you are	☐ Tenant 1 ☐ Tenant 2 ☐ Ten	ubtenant, or their known or authorized agent, by personal						
Image: Intervalue and unpade: \$\u00ed	Rent due and unpaid: \$; minus utility credits of \$ under PU \$7-309 appear i				appear in the District C	is request	ted by the lar e trial of this	ndlord, to matter to
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 □ Case dismissed □ Landlord FTA □ No party appeared □ Other:	□ Voluntary dismissal by: □ Landlord □ Stipulation of parties □ Case dismissed □ Landlord FTA □ No party appeared □ Other:					or if no		
If applicable: Landlord has violated Real Prop., §8-216(b) Recovery of Possession of the Property Actual Damages of § and costs Reasonable Attorney's Fees of § and costs						py of the		
☐ Actual Damages of \$ and costs and costs and costs by first class mail to the address specified by the landlord. In the case of a deceased tenant, you are	If applicable: Landlord has vio	blated Real Prop., §8-216(b) Possession of the Property			that is the subject of th	is suit and	l mail a copy	of the
Execution stayed until	☐ Actual Dama ☐ Reasonable	ages of \$ Attorney's Fees of \$		and costs	subtenant by first class the landlord. In the ca	mail to th ise of a de	e address sp ceased tena	ecified by nt, vou are
Execution stayed by thing an approved appear bond in the amount of \$ [deceased tenant by the same procedure, it known.	Execution stayed until Execution stayed by filing an approv	ed appeal bond in the amount	of \$		ordered to notify the	occupant	or next of k	in of the

Judge	00/2010	ID Number	Date	Judge/Clerk	Date
	00/2010	IFOR Information about rental assistance brodrams of	r about the law that applies	to your situation, contact the court's Self-Help Center.	
DC-CV-082 (Rev.	. 08/2020)	By phone: 410-260-1392 Online: https://mdcourts.g	gov/selfhelp Para obtener in	formación sobre los programas de asistencia para pagar e	alquiler o sobre la
		ley que se aplica en su situación, comuníquese con e	el Centro de autoayuda del t	ribunal. Por teléfono: 410-260-1392 En línea: https://mdco	urts.gov/selfhelp

Located at	RT OF MARYLAND FOR			No. of tenants 1 2 3 4 CASE NUMBER TRIAL DATE & TIME
Landlord			_ Affixed on Premises	
Address			Date	
City	State	Zip	─ □ Mailed to Tenant	
·			_	
() Tenant	(2) Tenant			
(3) Tenant	(4) Tenant		Constable/Sheriff	
Address			- Served on Party:	
City	State	Zip		
			Data	Date
ΕΔΙΙ URE TO ΡΔΥ R	ENT - LANDLORD'S COMPLA	INT FOR R		NTED PROPERTY REAL PROPERTY §8-401
				ATED THOTERT REALT NOT ERT 30 401
1 The property is describ	ad as:			Marylan
	Property Name			$Apt.$ City , Marylan as a rental property? \Box Yes \Box No. If so, is the
 □ owner is unable to st □ The property is not a 4. The Tenant rents from 5. This □ is □ is not a go the of the state of the state of today, rent is due \$ less Totate charges accruing in of 6 7. □ The Landlord requests 9. The Landlord requests 	ate Certificate No. because \Box p iffected. the Landlord who asks for possovernment subsidized tenancy. the \Box week \Box month, which has for the \Box weeks \Box months of enant payments of \$ (roperty is e ession of th Tenant is ro is not been) for u h the compl due in the a date of filin	xempt ☐ tenant refused a e property and a judgme esponsible to pay the foll- paid or reduced to judgm tility bills, fees, and secu laint was filed for the ☐ v mount of	in the total amount of rity deposits under PU §7-309 \$
\Box All the Tenants on the	lease are listed above. At lea	st one Tena	Case Numbers & Judgmen ant is in the military servi	nt Dates ice.
\Box No Tenant is in the mil	litary service and the facts supp	orting this s	statement are:	
Specific fact	ts must be given for the Court to conclude that	at each Tenant w	ho is a natural person is not in the	Verified through DOD at
\Box I am unable to determine 10. \Box The Tenant is decea	ne whether or not any Tenant is ased, intestate (not having made	in the mili a legal wil	tary service. 1), and without next of ki	https://sera.unide.osu.ini
Print Name of Signer (Landlord/Atto	rney/Agent)		Signature of Landlord/Attorney/Ag	gent Attorney Bar # / Party # Date
Address				Telephone
Fax			E-mail	
Continued to	Request of		Reas	son

-08/2018

Judge/Clerk
 O8/2018
 For information about rental assistance programs or about the law that applies to your situation, contact the court's Self-Help Center.

 DC-CV-082 (Rev. 08/2020)
 By phone: 410-260-1392 Online: https://mdcourts.gov/selfhelp 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: https://mdcourts.gov/selfhelp

SUMMONS TO the Sheriff of this County/Constable of this Court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the

ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.

Date

SUMMONS

Located at	URT OF MARYLAND FOR		No. of tenants 1 2 3 4 CASE NUMBER TRIAL DATE & TIME
Landlord			emises
Address		Date	—
City	State	Zip Mailed to 7	Fenant
() Tenant	(2) Tenant		
3 Tenant	④ Tenant	Constable/Sh	eriff
Address			
City	State	Served on Pa	
		 Date	Date
FAILURE TO PAY	RENT - LANDLORD'S COMPLA		OF RENTED PROPERTY REAL PROPERTY §8-401
1 The property is desc	ribed as:		Street Apt. City , Maryland
 The property: □ is af been renewed as required owner is unable to □ The property is no The Tenant rents fro This □ is □ is not a the of As of today, rent is d\$ less Late charges accruin of The Landlord required for the second se	aired, and its MDE inspection cer state Certificate No. because □ p t affected. m the Landlord who asks for poss government subsidized tenancy. of the □ week □ month, which has ue for the □ weeks □ months of Tenant payments of \$ (vironment Article, its regist tificate numbered	ration with the MDE is current and its registration has on Certificate No. refused access or to relocate/vacate during remedial work. a judgment for the amount determined to be due. y the following amount of rent: \$ due on to judgment. in the total amount of and security deposits under PU \$7-309 \$
within the past 12 m	ts the Tenant's right of redemption onths:	Case Numbers	s & Judgment Dates
	nilitary service and the facts supp		
☐ I am unable to detern 10. ☐ The Tenant is dec I do solemnly affirm und		s in the military service. a legal will), and without r atters and facts set forth above	next of kin. are true to the best of my knowledge, information, and belief.
Print Name of Signer (Landlord/A	Attorney/Agent)	Signature of Landlord/	
Address			Telephone
Fax Continued to	Request of	E-mail	Reason
	NOTICE: If judgmer		SUMMONS TO the Sheriff of this County/Constable of this Court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first class mail to the address specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the

 O8/2018
 Judge/Clerk
 Date

 DC-CV-082 (Rev. 08/2020)
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 By phone: 410-260-1392 Online: https://mdcourts.gov/selfhelp Para obtener information 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: https://mdcourts.gov/selfhelp

NOTICE TO THE TENANT

1. 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 other side. 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 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 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 determined that because of the number of rent judgments which you have had in the past 12 months, you no longer have that right. 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 which the Constable or Sheriff has. The Court may issue a Warrant of Restitution at any time after four business days from 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.

IN BALTIMORE CITY ONLY

12. **Special notice requirements apply to 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 14 days** in advance of the first eviction date; <u>and</u>
- Post the notice on the premises at least 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 would be required 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 the tenant's personal property left in or around the rental unit is considered abandoned. The tenant has no right to the property. The landlord's only obligation for abandoned property is to properly dispose of it.

- The landlord is <u>strictly prohibited</u> 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 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: https://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf <u>http://www.mdcourts.gov/district/forms/civil/dccv082bls.pdf</u> El folleto informativo en español también se encuentra en el Internet en:

https://www.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: https://mdcourts.gov/selfhelp

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

https://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf http://www.mdcourts.gov/district/forms/civil/dccv082bls.pdf A Spanish informational brochure is also available online at:

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