



DISTRICT COURT OF MARYLAND FOR

DRAFT 02
HB1117, Ch. 125
Effective 10/01/2024

Located at Court Address Case No. City/County

Tenant(s) VS. Landlord(s)/Agent(s)

Address Address

City, State, Zip City, State, Zip

Telephone Number Telephone Number

Serve By: Sheriff/Constable Certified Mail Private Process Server

COMPLAINT FOR RENT ESCROW INJUNCTION and BREACH OF WARRANTY OF HABITABILITY (Real Property §§ 8-211 & 8-212)

1. I rent the property located at Address City State Zip

2. My rent is \$ per month per week I last paid my rent on: Date

- 3. The property has: Check all that apply.
no heat no running water inadequate sewage disposal facilities
no hot water no electricity fire hazard rodent infestation in 2+ units
structural defect which presents a serious and substantial threat to the physical safety of occupants
other serious and substantial threat to the life, safety or health of an occupant (describe)

4. The first time the landlord was asked to fix these problems: Date or Estimated Date

5. I notified the landlord: The landlord was notified of the above issues on Date by the following method(s):

Check all that apply.

- in person by phone text message in writing regular mail certified mail
e-mail other written notice inspection by an official other actual notice a written violation,
condemnations, or other notice
other:

5.6. I am asking the court to: Check all that apply.

- order the landlord to fix the problems
allow me to pay my rent to the court until the problems are fixed
reduce my rent to \$ until the problems are fixed
reduce my rent, paid or owed, starting from when my landlord was first told about these problems, in the total amount of \$
give me back the rent paid to the court, after all problems are fixed
end my lease
(Breach of Warranty of Habitability only) award me damages in the amount of \$ plus attorney fees and expenses related to this case
(Breach of Warranty of Habitability only) terminate the lease, return any unused portion of the security deposit, and award relocation expenses
award attorney fees, costs, and expenses related to this case
other:

6.7. Prior judgments:

During the last 12 months, the landlord has obtained Total # of judgments judgments for possession of this property against me.

7.8. Additional paperwork is attached to this petition: Yes No

MILITARY SERVICE AFFIDAVIT

I hereby affirm under the penalty of perjury that my landlord is is not in the military service. That facts on which I base this statement are: . OR, I don't know whether my landlord is in the military service.

Date and signature as to the Complaint and the Affidavit:

Date Signature of Tenant or Attorney Attorney Number

**WRIT OF SUMMONS**

TO THE LANDLORD:

You are summoned to appear for trial on \_\_\_\_\_ at \_\_\_\_\_ in this court to  
Date Time  
answer the ~~Complaint for~~  Rent Escrow ~~Complaint~~  ~~Complaint for Injunction~~ and Breach of Warranty of Habitability  
above.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Clerk

**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.**

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