D'T'E	OURT OF MARYLAND FOR			No. of tenants 1 2 3 4 CASE NUMBER TRIAL DATE & TIME
A LEADER				INIAL DATE & HIVE
Landlord			Affixed on Premises	
Address			Date	
City	State	Zip	☐ Mailed to Tenant	
		*		
(1) Tenant	2 Tenant			
(3) Tenant	④ Tenant		Constable/Sheriff	
Address			Served on Party:	
City	State	Zip		•
			Date	
FAILURE TO	PAY RENT - LANDLORD'S COMP	PLAINT FOR RE	POSSESSION OF REN	ITED PROPERTY (REAL PROPERTY § 8-401)
□ No □ Yes, provid	ed to be licensed in order to operate le License number and expiration da	ate		, Maryland.
3. The property: \Box is af	d because: \Box exempt; \Box of reasons fected property under § 6-801, Env	ironment Article	, its registration with the	MDE is current, and its registration has been
state Certificate No. b	MDE inspection certificate number because: a exempt because the landlord who asks for possession because the	ed access or to re	locate/vacate for remedia	the current tenancy; or □ owner is unable to al work. □ The property is not affected.
5. This \Box is not \Box is a	government subsidized tenancy \Box	§8 □ other. Te	nant is responsible to pay	y the following amount of rent: \$
due on the As of today, rent is du payments of \$ (of the \Box week \Box month, which h is for the \Box weeks \Box months of) for utility bills, fees, a	as not been paid	or reduced to judgment. in the osits under PU § 7-309 / J	e total amount of \$ less tenant RP § 8-212.3. \$
of	are due i	in the amount of		months Net Rent
6				
				he amount of \$
9. The landlord requests	foreclosure of the tenant's rights of	f redemption due	e to prior judgments; pric	
\Box All the tenants on the	lease are listed above. At least of the second sec	one tenant is in th	Numbers & Judgment Dates Note military service.	o tenant is in the military service and the facts
\Box I am unable to deter	mine whether or not any tenant i	ets must be given for the s in the military	court to conclude that each tenant who V Service.	is a natural person is not in the military. Verified through DOD at: scra.dmdc.osd.mil/
	ased, intestate (not having made a le Notice of Intent to File a Complaint	e e e		Rent) to the tenant on
by 🗌 first-class mail	- mail service certificate of mailing	\Box affixed to do	or of the leased property	Rent) to the tenant on $\frac{1}{10000000000000000000000000000000000$
Print Name of Signer (Landlord/Attorn	ney/Agent)	Signat	ure of Landlord/Attorney/Agent	Attorney Number / Party # Date
Address				Telephone
Fax Continued to	Request	of	E-mail Reaso	on
			Trouble	SUMMONS
	DISPOSITION eared on final trial date: Landlord Tenant 3 Tenant 4 Tenant's A	-	nt/Attorney	TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service.
□ Judgment in favor of land	dlord for possession of the premises and	l costs		if requested by the landlord, to appear in the District Court to show cause why the demand of the landlord
Rent due and unpaid: \$ Net due and unpaid: \$	minus utility credits of \$ by: Default D	Trial Consent	\Box § 7-309 / RP § 8-212.3 \Box No right of redemption	should not be granted. Personal service may be performed at the property subject to this complaint or at
☐ Money judgment for \$ ☐ Voluntary dismissal by:	by: Default plus costs by: Default by: Def	against tenant #1	□ #2 □ ੱ#3 □ #4 □	any other known address. If the landlord has not requested personal service, or if at least one person to be
\Box Case Dismissed \Box Land	llord FTA \square No party appeared \square Oth	er:		served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on
□ Judgment for tenant □ If applicable: □ Landlo	rd has violated RP § 8-216(b)			the subject property and mail a copy to the tenant, assignee, or subtenant by first-class mail to the address
	Damages of \$able Attorney's Fees of \$	and costs		specified by the landlord. In the case of a deceased
Execution stayed until	n approval appeal bond in the amount o			tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.
				Judge/Clerk Date
Judge	ID	Number	Date	

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Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. ¿Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. <u>mdcourts.gov/helpcenter</u>. 410 260-1392.

DISTRICT C	COURT OF MARYLA				No. of tenants 1 2 CASE NUM TRIAL DATE a	BER
and the second sec						
Landlord				Affixed on Premises		
Address				Date		
City		State	Zip	☐ Mailed to Tenant		
(1) Tenant	(2) Tenant		······································			
③ Tenant	(4) Tenant			Constable/Sheriff		
Address				Served on Party:		
City		State	Zip	Served on Faity.		
			Г	vate	Date	
FAILURE TO	PAY RENT - LANDL	ORD'S COMPLAI			NTED PROPERTY (REAL PRO	PERTY § 8-401)
1. The property is dea	scribed as:	Property Name	Numbe	rStreet	Apt. City	, Maryland.
 The property is des Is the property require 	ired to be licensed in or	rder to operate as a	rental propert	y?	Apt, City	
\square No \square Yes, prov	ide License number an ed because: \Box exempt	d expiration date	er RP & 8-406((c)(1)(iii) (iv) or (v):	🗆 other:	
3. The property: \Box is	affected property unde	r § 6-801, Environ	ment Article, i	ts registration with th	e MDE is current, and its registra	tion has been
renewed as required	; MDE inspection cert	ificate number,		, is valid for	the current tenancy; or \Box owner	is unable to
state Certificate No.	because: \Box exempt \Box	tenant refused ac	cess or to relo	cate/vacate for remed	lial work. \Box The property is not a	affected.
		1	1 1 4		the amount determined to be due. The following amount of rent: S	h
$1 \text{ Inis} \square 1 \text{ is not} \square 1 \text{ s}$ due on the	\square of the \square week \square n	sonth. which has not	☐ other. Tena of been paid or	r reduced to judgment	t	.
As of today, rent is o	lue for the 🗌 weeks 🗌] months of	-	in th	ne total amount of \$	less tenant
payments of \$ () for util	ity bills, fees, and s	security deposi	ts under PU § 7-309 /	/ RP § 8-212.3. \$	Net Rent
of	ng in or prior to the mo	onth in which the co	e amount of	fied for the \Box weeks	\Box months \$	Net Kent
б						
					the amount of $\qquad \qquad \qquad$	
 The landlord reques 12 months: 	ts foreclosure of the te	nant's rights of red	lemption due t	o prior judgments; pri	ior case numbers and judgment d	ates within the past
□ All the tenants on the supporting this state	e lease are listed above	e. \Box At least one to	enant is in the	military service.	No tenant is in the military service	and the facts
\Box I am unable to dete	ermine whether or no	Specific facts mus	st be given for the cou the military s	rt to conclude that each tenant where the tenant where tena	ho is a natural person is not in the military. U Verified through DOI	D at: scra.dmdc.osd.mil/
10. \Box The tenant is dec	eased, intestate (not ha	aving made a legal	will), and with	nout next of kin.		
11. Landlord provided a	Notice of Intent to Fil	le a Complaint for	Summary Ejec	ctment (Failure to Pay	y Rent) to the tenant on	c Date · ·
by □ first-class main firm un I do solemnly affirm un	der the penalties of per	rjury that the matter	arrixed to door ors and facts se	t forth above are true	ty \Box delivered electronically – provide the best of my knowledge, info	ormation, and belief.
Print Name of Signer (Landlord/Att	orney/Agent)		Signature	of Landlord/Attorney/Agent	Attorney Number / Party #	Date
Address						Telephone
Fax Continued to		Request of	Ē	mail Reas	son	
						~
					TO the sheriff or constable (in W	
					process server): you are ordered	to notify the tenant,
					assignee, subtenant, or their ager if requested by the landlord, to a	t by personal service
					Court to show cause why the der	mand of the landlord
					should not be granted. Personal s performed at the property subject	service may be
					any other known address. If the	andlord has not
					requested personal service, or if served cannot be located and ser	at least one person to be
					I serveu cannot de localeu and ser	
					copy of the summons and comp	aint conspicuously on
					copy of the summons and compl the subject property and mail a c	aint conspicuously on opy to the tenant.
					copy of the summons and compl the subject property and mail a c assignee, or subtenant by first-cl specified by the landlord. In the	aint conspicuously on opy to the tenant, ass mail to the address case of a deceased
					copy of the summons and compl the subject property and mail a c assignee, or subtenant by first-cl specified by the landlord. In the tenant, notify the occupant or ne	aint conspicuously on opy to the tenant, ass mail to the address case of a deceased
					copy of the summons and compl the subject property and mail a c assignee, or subtenant by first-cl specified by the landlord. In the	aint conspicuously on opy to the tenant, ass mail to the address case of a deceased

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DISTRICT C	COURT OF MARYLAND FOR			No. of tenants 1 2 3 4 CASE NUMBE TRIAL DATE & 7	R
the second second			Affixed on Premises		
Landlord					
Address			Date		
City	State	Zip	[™] □ Mailed to Tenant		
1 Tenant	(2) Tenant				
3 Tenant	(4) Tenant		Constable/Sheriff		
Address			Served on Party:		
City	State	Zip			
FAILURE TO 1. The property is des	PAY RENT - LANDLORD'S CON	IPLAINT FOR R	EPUSSESSION OF REM	TED PROPERTY (REAL PROPE	Maryland.
 Is the property required in the property required in the property in the property is a renewed as required state Certificate No. 	red to be licensed in order to operative definition of the license number and expiration ed because: □ exempt; □ of reasor affected property under § 6-801, En; MDE inspection certificate number because: □ exempt □ tenant refuter the landlord who asks for possess	date ns under RP § 8-4 nvironment Articl er, sed access or to r	06(c)(1)(iii), (iv), or (v); e, its registration with the , is valid for t elocate/vacate for remedi	MDE is current, and its registration he current tenancy; or \Box owner is a al work. \Box The property is not affe	n has been unable to
5. This \Box is not \Box is a due on theAs of today, rent is a	a government subsidized tenancy \Box _ of the \Box week \Box month, which lue for the \Box weeks \Box months of) for utility bills, fees,	3 § 8 □ other. Te has not been paid	enant is responsible to pa d or reduced to judgment in the	y the following amount of rent: \$ e total amount of \$	less tenant
Late charges accruin	ng in or prior to the month in which	the complaint ways in the amount o	as filed for the \Box weeks f	□ months\$	Net Rent
 6 7. □ The landlord required 	uests rent becoming due after the d	ate of filing, but c	lue by the date of trial in	the amount of \$	
9. The landlord request	ts foreclosure of the tenant's rights	of redemption du	e to prior judgments; prio	or case numbers and judgment date	s within the past
\Box All the tenants on the	e lease are listed above. 🗆 At least	one tenant is in t			
 □ The tenant is dec Landlord provided a by □ first-class mai 	ment are:	legal will), and will), and will will have the second sec	vithout next of kin. Ejectment (Failure to Pay oor of the leased property	Rent) to the tenant on y \Box delivered electronically – proo	f of transmission.
I do solemnly affirm une	der the penalties of perjury that the	matters and facts	s set forth above are true t	to the best of my knowledge, inform	nation, and belief.
Print Name of Signer (Landlord/Atto	orney/Agent)	Sign	ature of Landlord/Attorney/Agent	Attorney Number / Party #	Date
Fax	<u> </u>		E-mail		
Continued to	Reque	st of	Reas	on	
	Notice: If judgment for	a sum certain w	/as entered. you	SUMMONS TO the sheriff or constable (in Wicc process server): you are ordered to assignee, subtenant, or their agent, I if requested by the landlord, to appe Court to show cause why the dema should not be granted. Personal ser- performed at the property subject to any other known address. If the lam requested personal service, or if at I served cannot be located and served copy of the summons and complain the subject property and mail a cop assignee, or subtenant by first-class specified by the landlord. In the cas tenant, notify the occupant or next of tenant by the same procedure.	notify the tenant, by personal service, ar in the District and of the landlord vice may be this complaint or at dlord has not east one person to be l, affix an attested it conspicuously on y to the tenant, mail to the address e of a deceased
	may file a request that t		•	Judge/Clerk	Date

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NOTICE TO THE TENANT

- 1. If you need an **interpreter** or **a reasonable accommodation under the Americans with Disabilities Act**, please contact the court immediately.
- 2. The court may limit the use of cell phones and other electronic devices in certain areas of the courthouse.
- 3. Your landlord is required by law to give you a written notice that they intend to file a case against you ten (10) days before filing the complaint for failure to pay rent. If you did not receive the notice, tell the judge at the beginning of your hearing.
- 4. This complaint asks the court to evict you for not paying rent. The landlord can include rent that isn't due on the date the landlord filed but is due before the trial date. This is sometimes called "future rent." It is listed on line seven (7) of the complaint.
- 5. You have the right to go to court and to be heard by a judge. The date and time of your hearing are stamped on the first page of this complaint.

If you decide to go to court:

- Please be early and bring this paper with you.
- If you have paid your rent and late fees by the trial date, bring your receipt, and show it to the judge when your case is called.
- If your lease requires the landlord to pay the gas or electric bill and you ended up paying it, bring proof of payment to court.
 If you believe that you have paid your rent and fees in full or that the amount the landlord says you owe is wrong, bring proof with you.
- If you believe that you have any other defense to this complaint, be prepared to state all the facts clearly to the judge.
- You have the right to bring a lawyer with you to represent you at the hearing. Under the Access to Counsel in Evictions Law, all income qualified tenants will have access to an attorney. Call 211 or visit *legalhelpmd.org* to see if you qualify.

6. What happens next if the court enters a judgment for the landlord?

- The court has entered a judgment for possession for the landlord: this means that you have lost your case.
- If you don't pay the rent and late fees due within seven (7) business days, the court will sign a Warrant of Restitution if requested by the landlord. The court will send the warrant to the sheriff (constable in Baltimore County), who will schedule the eviction.
- The eviction will be cancelled if you pay all money due, including filing fees, before the eviction occurs, unless the judgment issued by the court is without right of redemption. See next paragraph.
- If there have been three (3) prior judgments (four (4) in Baltimore City) against you in rent court for this property in the past twelve (12) months, the judgment of possession will be without right of redemption. This means that even if you pay all money due before the date of eviction, the landlord can still evict you.
- You have the right to appeal to the Circuit Court. File a Notice of Appeal with the clerk of the District Court no later than four (4) business days from the date of judgment. The court may require you to post a bond to keep the eviction from happening until after the Circuit Court decides your appeal. You must continue to pay rent during the appeal period.

7. Shielding:

- <u>If you won your case</u>: The court will shield all court records in the case if the court does not enter a judgment against you.
- If you lost your case: If the court enters a judgment for possession against you, you may petition the court to shield the case records if at least twelve months have passed since the final resolution of the case AND you exercised the right of redemption by paying all past due amounts before eviction. You may also petition to shield if you can show other good cause to shield.

8. Baltimore City only:

(a) The landlord must give you notice of the first scheduled eviction date by (1) mailing the notice to you by first-class mail at least fourteen (14) days in advance of the scheduled date, AND (2) posting the notice on the property at least seven (7) days before the scheduled date. You may challenge whether the notices were properly sent and posted. Any challenge will be referred to a judge for decision. If the judge decides the challenge in your favor, the eviction will be cancelled. The landlord may apply for a new Warrant of Restitution.

(b) Abandoned property: when the eviction is completed, any property you leave behind is considered abandoned. The landlord may dispose of the property by transporting it to a licensed landfill, donating it to charity, or any other lawful means.

AVISO A LAS PERSONAS QUE HABLAN ESPAÑOL

Esta es una denuncia por incumplimiento de pago de la renta. La traducción al español de este formulario se encuentra en el Internet en:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf El folleto informativo en español también se encuentra en el Internet en:

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: mdcourts.gov/helpcenter