		MARYLAND FOR				
Located	l at					
ALTER THE				Affixed on Premises		
Landlord				Amixed on Fremises		
Address				Date		
City		State	Zip	☐ Mailed to Tenant		
(1) Tenant		(2) Tenant				
(3) Tenant		(4) Tenant		Constable/Sheriff		
<u> </u>		(4) renant		Constable/Sheriff		
Address		State	Zip	Served on Party:		
City		State	Zıp			
FAILUF	RE TO PAY RENT	- LANDLORD'S C	OMPLAINT FOR RE	Date EPOSSESSION OF RENTE	Date	L PROPERTY § 8-401)
1 The property i	s described as					, Maryland.
		Property Nam icensed in order to		property?	Apt.	City
		umber and expiration				
				$06(c)(1)(iii)$, (iv), or (v): \Box cle; \Box is affected property,		is aurrent its registration
	-	DE inspection certifi		\Box , \Box is an even property,		ent tenancy; or \Box owner is
	1 /	1		ion during remedial work.], is valid for the call	
4. The tenant rents	s from the landlor	d who asks for posse	ssion of the property	v based on the amount of rea	nt and costs determine	ed to be due.
5. This \Box is not \Box	is a government	dgment (requires per t subsidized tenancy	□ § 8 □ other. Ten	ant is responsible to pay the	following amount of	Frent: \$
due on the		of the □ week □ n weeks □ months o	nonth, which has not	been paid or reduced to jud	lgment. tal amount of \$	
				osits under PU §7-309 / RP		¢
Late for the \Box	weeks months	of		are due	in the amount of	\$Net Rent
6. 7	l requests rent bec	coming due after the	date of filing but du	e by the date of trial in the a		ΓAL\$
8			date of ming, out du			
	quests foreclosure	of the tenant's right	s of redemption due			ment dates within the past 12
months:	• • • • • •		1 1 11 10 1 (ase Numbers & Judgment Dates 🛛 V	erified through DOD	at: scra.dmdc.osd.mil/
IO. □ The tenant MILITARY ST A	18 deceased, intest ATUS OF TENA	ate (not having made NT(S)	e a legal will), and w			
□ All the tenants	on the lease are in	sted above. \Box At lea	ast one tenant is in th	The minitary service. \Box No te	•	
\Box I am unable to	statement are:	specif	fic facts must be given for the c ant is in the military	ourt to conclude that each tenant who is a r 7 Service.	natural person is not in the milita	ry.
11 I and land muser	idad a Nation of L	ntant to Eila a Comm	laint for Cummon T	Lastra ant (Eailuna to Day Da	(mt) to the tomout on	
by ∐ first-clas I do solemnly affi	ss mail – mail serv rm under the pena	ties of periury that f	iling 🗀 affixed to de he matters and facts	sor of the leased property \bot set forth above are true to the	delivered electronic best of my knowle	ally – proof of transmission. dge, information, and belief.
	-	into or projenty the r				-
Print Name of Signer (Land	llord/Attorney/Agent)		Signa	ture of Landlord/Attorney/Agent	Attorney Numb	
Address						Telephone
Fax			SITION	E-mail New Date		UMMONS
						nstable (in Wicomico Co.,): you are ordered to notify the
\Box The following pa	arties appeared on th	ne final trial date:			tenant, assignee, sub	otenant, or their agent, by
] Tenant 4 🗌 Tenant's Attorne		appear in the District Court to
		ssession of the premise ; minus utility credits		under PU § 7-309 / RP § 8-212		demand of the landlord should onal service may be performed
Net due and unpaid:	: \$	by: \Box Default \Box T ₁	rial \Box Consent \Box No	right of redemption $2 \square$ Tenant $3 \square$ Tenant 4	at any other known	address. If landlord has not
				$2 \square$ Tenant $3 \square$ Tenant 4		ervice, or if at least one person be located and served, affix an
		l □ Stipulation of parti] No party appeared □			attested copy of the	summons and complaint
□ Judgment for ten	ant			C.1		e subject property and mail a
		ed RP §8-216(b) □ Reasona			1 9 1 1	enant, assignee, or subtenant the address specified by the
		filing an ap			landlord. In the case	of a deceased tenant, notify
Judge		ID	Number	Date	the occupant or next	t of kin of the deceased tenant
-	Need legal help or	r rental assistance? Talk	with a lawyer at a Mar	yland Court Help Center. Free.		** •.
DC-CV-082	abogado en un Ce	entro de Ayuda de Los T	ribunales de Maryland	con el alquiler? Hable con un . Gratis. En línea. En persona. Po	or J	udge/Clerk
(Rev. 10/01/2024	teléfono. <u>www.mo</u>	dcourts.gov/helpcenter.	410 260-1392.			Date

DISTRI Located	CT COURT OF MARYLAND FOR				
	at				
COLOR OF		Affixed on Premises			
Landlord					
Address		Date			
City	State Zip	☐ Mailed to Tenant			
(1) Tenant	(2) Tenant				
(3) Tenant	(4) Tenant	Constable/Sheriff			
Address	-				
City	State Zip	Served on Party:			
		Date	Date		
1 The property is	E TO PAY RENT - LANDLORD'S COMPLAINT FOR s described as:	REPOSSESSION OF RENTE	D PROPERTY (REA		Y § 8-401) , Maryland.
2. Is the property	required to be licensed in order to operate as a rent	tal property? Street	Apt.	City	
· 1	rovide License number and expiration date				
	censed because: \Box exempt; \Box of reasons under RP § 3				
	is not affected property under §6-801, Environment A	article; \Box is affected property,			•
	ed as required; MDE inspection certificate number,		, is valid for the curr	ent tenancy; o	or \Box owner is
4. The tenant rents	Certificate No. because: \Box exempt \Box tenant non-coope from the landlord who asks for possession of the propuests a money judgment (requires personal service).	erty based on the amount of ren			
due on the] is a government subsidized tenancy \Box § 8 \Box other. T of the \Box week \Box month, which has t is due for the \Box weeks \Box months of	not been paid or reduced to jud	following amount of gment. al amount of \$?rent: \$	less tenant
payments of \$ (Late for the \Box v) for utility bills, fees, and security d veeks \Box months of	leposits under PU §7-309 / RP are due i	§ 8-212.3. n the amount of	\$ \$	Net Rent
6			SUBTO		
	requests rent becoming due after the date of filing, but			\$ FAL \$	
	uests foreclosure of the tenant's rights of redemption of				ithin the past 12
MILITARY STA	s deceased, intestate (not having made a legal will), and TUS OF TENANT(S) on the lease are listed above. \Box At least one tenant is instatement are:	n the military service. \Box No ter	•	service and t	
	determine whether or not any tenant is in the milit			ry.	
by 🗌 first-class	ded a Notice of Intent to File a Complaint for Summar s mail – mail service certificate of mailing \Box affixed to m under the penalties of perjury that the matters and fa	b door of the leased property \Box	delivered electronic	ally – proof o dge, informat	of transmission.
Print Name of Signer (Landle	ord/Attorney/Agent) S	ignature of Landlord/Attorney/Agent	Attorney Number	er / Party #	Date
Address				T	elephone
Fax		E-mail			
			TO the sheriff or cor process server): you assignee, subtenant, service, to appear in why the demand of granted. Personal se other known address personal service, or served cannot be loc attested copy of the	a are ordered to or their agent, the District Co the landlord sh ervice may be p s. If landlord h if at least one p cated and serve summons and	o notify the tenant, by personal ourt to show cause nould not be performed at any has not requested person to be ed, affix an complaint
	urt awarded you money in addition to the judgment for p l property. Maryland Rule 3-621.	ossession, you have the right to	conspicuously on the copy thereof to the t first-class mail to the landlord. In the case	tenant, assigne e address speci	e, or subtenant by ified by the
DC-CV-082	Need legal help or rental assistance? Talk with a lawyer at a M Online. In Person. By Phone. ¿Necesita ayuda legal o asistenc abogado en un Centro de Ayuda de Los Tribunales de Maryla teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.	ia con el alquiler? Hable con un	occupant or next of same procedure.	kin of the dece	
(Rev. 10/01/2024)	tererono. <u>www.indcourts.gov/neipcenter</u> . 410 200-1392.			Judge/Clerk	
(Date	

DISTRI	ICT COURT OF MARYLAND FOR			
Located	at			
A DISTURBANCE				
Landlord		Affixed on Premises		
Address		Date		
City	State Zip	Mailed to Tenant		
(1) Tenant	(2) Tenant			
(j) Tenant	Ŭ			
(3) Tenant	(4) Tenant	Constable/Sheriff		
Address		Served on Party:		
City	State Zip			
		Date	Date	
1 The property i	RE TO PAY RENT - LANDLORD'S COMPLAINT FC s described as:		D PROPERTY (REAL PROPERT	Y § 8-401) , Maryland.
2. Is the property	required to be licensed in order to operate as a re	Number Street	Apt. City	
	provide License number and expiration date		NV	
	censed because: \Box exempt; \Box of reasons under RP			
	is not affected property under §6-801, Environmen			-
	ed as required; MDE inspection certificate number, Certificate No. because: exempt tenant non-code		, is valid for the current tenancy; o	or 🗆 owner is
4. The tenant rents	from the landlord who asks for possession of the pro-	operty based on the amount of rent	and costs determined to be due.	
\Box Landlord req	uests a money judgment (requires personal service).	r. Topont is responsible to pay the	following amount of ront: \$	
due on the	is a government subsidized tenancy \Box § 8 \Box othe of the week \Box month, which h	as not been paid or reduced to judg	gment.	
As of today, ren	It is due for the \Box weeks \Box months of	in the tota	al amount of \$	less tenant
Late for the \Box) for utility bills, fees, and securit weeks \Box months of	y deposits under PU § /-309 / RP § are due in	8-212.3. \$	Net Rent
6			SUBTOTAL\$	
	requests rent becoming due after the date of filing, b			
	quests foreclosure of the tenant's rights of redemptio	n due to prior judgments; prior cas		ithin the past 12
10. The tenant	is deceased, intestate (not having made a legal will),	Case Numbers & Judgment Dates and without next of kin. \Box V	erified through DOD at: scra.dmd	dc.osd.mil/
MILITARY STA \Box All the tenants	ATUS OF TENANT(S) on the lease are listed above. \Box At least one tenant i	s in the military service \Box No ten	ant is in the military service and t	he facts
supporting this s	statement are:	for the court to conclude that each tenant who is a na	•	
11 T 11 1	determine whether or not any tenant is in the m	ilitary service.		
by 🗌 first-clas	ided a Notice of Intent to File a Complaint for Summ s mail – mail service certificate of mailing \Box affixed	d to door of the leased property \Box	delivered electronically - proof o	of transmission.
I do solemnly affir	m under the penalties of perjury that the matters and	facts set forth above are true to the	e best of my knowledge, informat	tion, and belief.
Print Name of Signer (Land	lord/Attorney/Agent)	Signature of Landlord/Attorney/Agent	Attorney Number / Party #	Date
Address			1	`elephone
Fax		E-mail	SUMMONS	
			TO the sheriff or constable (in Wi	
			process server): you are ordered to assignee, subtenant, or their agent,	
			service, to appear in the District C	ourt to show cause
			why the demand of the landlord sh granted. Personal service may be p	
			other known address. If landlord h	as not requested
			personal service, or if at least one personal service or if at least one personal served cannot be located and served	
			attested copy of the summons and	complaint
NOTICE: If the ac	urt awarded you money in addition to the judgment fo	r possession you have the webt to	conspicuously on the subject prop- copy thereof to the tenant, assigne	
obtain a lien on rea	al property. Maryland Rule 3-621.	r possession, you have the right to	first-class mail to the address spec	ified by the
	Need legal help or rental assistance? Talk with a lawyer at	a Maryland Court Help Center. Free.	landlord. In the case of a deceased occupant or next of kin of the dece	
	Online. In Person. By Phone. ¿Necesita ayuda legal o asisti abogado en un Centro de Ayuda de Los Tribunales de Mar	encia con el alquiler? Hable con un	same procedure.	
DC-CV-082	teléfono. <u>www.mdcourts.gov/helpcenter</u> . 410 260-1392.	Jano. Graus. En mica. En persona. Por	Judge/Clerk	

(Rev. 10/01/2024)

Date

RETURN OF PERSONAL SERVICE ON TENANT(S) (to be completed by process server)

Case No.

Title	, on	Date	Time at	Location
				vledged being: (1) a resident of the
bove listed address; (2) 18 years of	f age or older; (3) of	suitable discretion in tha	t relationship to the d	lefendant is
•	-		-	cts upon which I concluded that the
idividual served is of suitable age		-		*
escription of the person served:				
Other				
FOR PRIVATE PROCESS SEI				
"OK FKIVATE FKOCESS SEF	VER UNLI: Mail	IC	Address.	
				Telephone
		the penalties of perjury	v that all information	provided by me herein is true to the
est of my knowledge, information	n, and belief.			
			N *	
		C		
Date	Sig	gnature of Sheriff/Constable		Printed Name
		Silution of Silering Constable		
			\mathbf{O}	
WICOMICO COUNTY		JRN OF PRIVATE	PROCESS SE	ERVER – POSTING AND
WICOMICO COUNTY			PROCESS SE	ERVER – POSTING AND
	<u>'ONLY: RETU</u>	JRN OF PRIVATE MAILING		
served a copy of the Writ of Sum	ONLY: RETU nmons, Complaint,	JRN OF PRIVATE MAILING	rs by first-class mai	l on the named tenants on
	ONLY: RETU nmons, Complaint,	JRN OF PRIVATE MAILING and all supporting pape	rs by first-class mai	
served a copy of the Writ of Sum	ONLY: RETU nmons, Complaint,	JRN OF PRIVATE MAILING and all supporting pape	rs by first-class mai	l on the named tenants on
served a copy of the Writ of Sum Date	ONLY: RETU nmons, Complaint, , and by pos	JRN OF PRIVATE MAILING and all supporting pape ting on the premises on	rs by first-class mai	l on the named tenants on Date
served a copy of the Writ of Sum Date am at least 18 years of age. I sole	ONLY: RETU nmons, Complaint, , and by post	JRN OF PRIVATE MAILING and all supporting pape ting on the premises on	rs by first-class mai	l on the named tenants on Date
served a copy of the Writ of Sum Date am at least 18 years of age. I sole	ONLY: RETU nmons, Complaint, , and by post	JRN OF PRIVATE MAILING and all supporting pape ting on the premises on	rs by first-class mai	l on the named tenants on Date
served a copy of the Writ of Sum Date	ONLY: RETU nmons, Complaint, , and by post	JRN OF PRIVATE MAILING and all supporting pape ting on the premises on	rs by first-class mai	l on the named tenants on
served a copy of the Writ of Sum Date am at least 18 years of age. I sole	ONLY: RETU nmons, Complaint, , and by post emnly affirm under n, and belief.	JRN OF PRIVATE MAILING and all supporting pape ting on the premises on	rs by first-class main	l on the named tenants on Date

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:

- If you won your case: The court will shield all court records in the case if the court does not enter a judgment against you.
- <u>If you lost your case</u>: If the court enters a judgment for possession against you, you may petition the court to shield the case records if at least twelve (12) 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 Usted también podrá llevar este formulario a la Oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte del

Usted también podrá llevar este formulario a la Oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte 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 ayuda del tribunal. Por teléfono: 410-260-1392 En línea: <u>mdcourts.gov/helpcenter</u>