



DISTRICT COURT OF MARYLAND FOR

Located at

No. of residents 1 2 3 4

CASE NUMBER TRIAL DATE & TIME

DRAFT 04

Park Owner Affixed on Mobile Home

Address Date

City State Zip Mailed to Resident

Constable/Sheriff

Served on Party:

Date Date

FAILURE TO PAY RENT - PARK OWNER'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8A-1701)

- 1. The property is a mobile home park lot described as: Maryland, Number Street Apt. City
2. Is the park owner required by law to be licensed/registered in order to operate this premises as a rental property?
3. The resident rents from the park owner, who asks for possession of the property based on the amount of rent and costs determined to be due.
4. This is/is not a government subsidized tenancy. Resident is responsible to pay the following amount of rent: \$ due on the week/month, which has not been paid or reduced to judgment.
5. TOTAL \$
6. The park owner requests the resident's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months:

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 (Park Owner/Attorney/Agent) Signature of Park Owner/Attorney/Agent Attorney Number/Party# Date
Address Telephone
Fax E-mail

DISPOSITION

New Date:

- Postponed at the request of: Resident Park Owner Court. Reason:
The following parties appeared on final trial date: Park Owner Park Owner's Agent/Attorney
Resident 1 Resident 2 Resident 3 Resident 4 Resident's Attorney
Judgment in favor of Park Owner for possession of the premises and costs
Determined due and unpaid: \$ by: By eDefault After Trial By eConsent
Judgment in favor of the park owner for possession of the premises - resident to yield possession of premises to park owner within 30 days after trial Without the right of redemption
Money judgment for \$ plus costs against Resident #1 #2 #3 #4
Voluntary dismissal by: Park Owner Stipulation of parties
Case dismissed Park Owner FTA No party appeared Other:
Judgment for resident: After trial By consent
If applicable: Park Owner has violated Real Prop., § 8A-1102(b)
Recovery of possession of the property
Actual damages of \$
Reasonable attorney's fees of \$ and costs
Execution stayed until
Execution stayed by filing an approved appeal bond in the amount of \$

SUMMONS

TO the Sheriff or Constable: you are ordered to notify the resident, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the park owner should not be granted. Personal service may be performed at any known address. If the park owner has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy to the resident, assignee, or subtenant by first class mail to the address specified by the park owner. In the case of a deceased resident, notify the occupant or next of kin of the deceased resident by the same procedure.

Judge/Clerk

Date

Judge ID Number Date



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City State Zip Mailed to Resident

Resident Resident Constable/Sheriff

Resident Resident

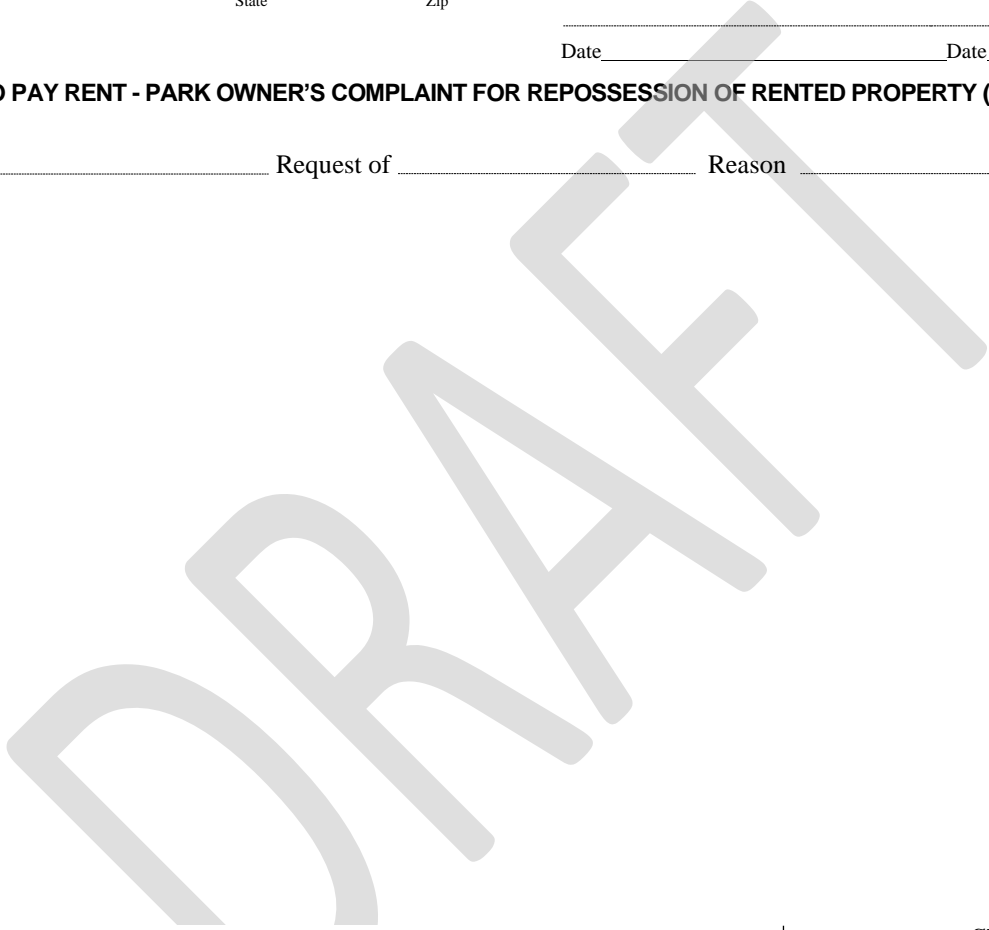
Address Served on Party:

City State Zip

Date Date

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Continued on Request of Reason



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City State Zip Mailed to Resident

Resident Resident Constable/Sheriff

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2. Is the park owner required by law to be licensed/registered in order to operate this premises as a rental property? Yes No. If so, is the park owner currently licensed/registered Yes No. License/Registration number if applicable:

3. The resident rents from the park owner, who asks for possession of the property based on the amount of rent and costs determined to be due. Park owner requests a money judgment (requires personal service).

4. This is is not a government subsidized tenancy. Resident is responsible to pay the following amount of rent: \$ due on the of the week month, which has not been paid or reduced to judgment.

As of today, rent is due for the weeks months of in the total amount of \$

Late charges accruing in or prior to the month in which the complaint was filed for the weeks months of are due in the amount of \$

5. TOTAL \$

6. The park owner requests the resident's right of redemption be foreclosed due to prior judgments. The case numbers and judgment dates within the past 12 months:

- All the residents on the lease are listed above.
At least one resident is in the military service.
No resident is in the military service and the facts supporting this statement are:

Verified through DOD at: https://scra.dmdc.osd.mil/

I am unable to determine whether or not any resident is in the military service.

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 (Park Owner/Attorney/Agent) Signature of Park Owner/Attorney/Agent Attorney Number/Party# Date

Address Telephone

Fax E-mail

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Date



DISTRICT COURT OF MARYLAND FOR _____

Located at _____

No. of residents	1	2	3	4
CASE NUMBER				
TRIAL DATE & TIME				

Park Owner _____ Affixed on Mobile Home _____

Address _____ Date _____

City _____ State _____ Zip _____ Mailed to Resident _____

① Resident _____ ② Resident _____ Constable/Sheriff _____

③ Resident _____ ④ Resident _____ _____

Address _____ Served on Party: _____

City _____ State _____ Zip _____ _____

Date _____ Date _____

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- All the residents on the lease are listed above.
At least one resident is in the military service.
No resident is in the military service and the facts supporting this statement are:

Specific facts must be given for the Court to conclude that each Resident who is a natural person is not in the military

Verified through DOD at: https://scra.dmdc.osd.mil/

I am unable to determine whether or not any resident is in the military service.

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 (Park Owner/Attorney/Agent) Signature of Park Owner/Attorney/Agent Attorney Number/Party# Date

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Judge/Clerk

Date

NOTICE: If the court awarded a money judgment in addition to the judgment for possession, you have the right to obtain a lien on real property judgment for a sum certain was entered, you may file request that this judgment be recorded. Maryland Rule 3-621.

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



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Judge/Clerk

Date

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

Case No. _____

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery _____,

_____ , on _____ at _____

Title

Date

Time

Location

_____. The person I left the papers with acknowledged being: (1) a resident of the above listed address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the defendant is: _____

and that; (4) the above listed address is the defendant's residence or usual place of abode. The facts upon which I concluded that the individual served is of suitable age and discretion are: _____

Description of the person served: Race _____ Sex _____ Eyes _____ Hair _____ Wt. _____ Age _____ Other _____

***FOR PRIVATE PROCESS SERVER ONLY:** Name: _____ Address: _____

Telephone

I am at least 18 years of age. I solemnly affirm under the penalties of perjury that all information provided by me herein is true to the best of my knowledge, information, and belief.

Date

Signature of Sheriff/Constable/Private Process Server

Printed Name

(Back)

NOTICE TO THE RESIDENT

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 ~~devised~~ devices in certain areas of the courthouse.
3. This ~~complaint asks~~ park owner is asking the court to evict you for not paying rent. **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.**
4. You have the right to go to court and 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 you believe that you have paid your rent and fees in full or that the amount the park owner 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.
5. **What happens next if the court enters a judgment for the park owner?**
- The court has entered a judgment for possession for the park owner: this means that you have lost your case.
 - If you don't pay the rent and late fees due within fifteen (15) business days, the court **will may** sign a Warrant of Restitution if requested by the park owner. The court will send the warrant to the sheriff ~~or constable~~ (constable in Baltimore County), who will schedule the eviction. An eviction includes the removal of the mobile home from the park owner's property.
 - 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 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 park owner can still evict you.
 - On the day of the eviction, the sheriff ~~of or~~ constable will meet the park owner ~~and his/her workers~~ at your home. The park owner's workers will remove the mobile home and any additions or attachments to it from the premises. The sheriff or constable is not responsible for protecting your property.
 - You have the right to appeal to the circuit court. File a notice of appeal with the clerk ~~of~~ of the District Court **no later than two (2) business within ten (10) 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.

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/import/district/forms/civil/dccv082mhbls.pdf>

El folleto informativo en español también se encuentra en el Internet en:

<https://www.mdcourts.gov/sites/default/files/courtforms/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 **a**Autoayuda del tribunal. Por teléfono: 410-260-1392

En línea: <https://mdcourts.gov/selfhelp>