



DISTRICT COURT OF MARYLAND FOR

Located at

No. of residents 1 2 3 4

CASE NUMBER TRIAL DATE & TIME

DRAFT 02

Park Owner Affixed on Mobile Home

Address Date

City State Zip Mailed to Resident

Constable/Sheriff

Resident Resident

Resident Resident

Address

Served on Party:

City State Zip

Date Date

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

The property is a mobile home park lot described as: Number Street Apt. City Maryland, Property Name

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:

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.

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 \$

TOTAL \$

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. Case Numbers & Judgment Dates

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/

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

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

Continued on Request of Reason

- The following part Judgment in fa Determined du For possession 30 days after trial Money judge Voluntary disn Case dismissed Judgment for R If applicable:

TO the Sheriff of this County/ or Constable of this Court: You are ordered to notify the resident, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the park owner, to appear in the District Court at the trial of this matter to show cause why the demand of the park owner should not be granted. Personal service is to be performed at the property subject to this complaint or at any other 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, you shall affix an attested copy of the summons and complaint conspicuously on the subject property that is the subject of this suit and mail a copy of the summons and complaint 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.

SUMMONS

TO the Sheriff of this County/Constable of this Court: You are ordered to notify the resident, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the park owner, to appear in the District Court at the trial of this matter to show cause why the demand of the park owner 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 conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the resident, assignee, or subtenant by first class mail to the address specified by the park owner.

- Execution stayed until Execution stayed by filing an approved appeal bond in the amount of \$

Judge/Clerk

Judge ID Number Date

Date



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Located at

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CASE NUMBER TRIAL DATE & TIME

Park Owner Affixed on Mobile Home

Address Date

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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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? 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.

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:

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

Address Telephone

Fax E-mail

Continued on Request of Reason

SUMMONS

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Judge/Clerk

Date



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NOTICE: If judgment for a sum certain was entered, you may file request that this judgment be recorded.

Judge/Clerk Date

NOTICE TO THE RESIDENT

1. Your Park Owner 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 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. 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!**
5. If the Court enters a judgment for the Park Owner and orders you to move the mobile home from the premises, the Park Owner may, fifteen days after the trial date, apply for a warrant for your eviction.
6. The Court may issue a Warrant for Eviction fifteen days from the date of judgment.
7. That warrant will be sent to the constable or sheriff who will then schedule an eviction if the rent has not been paid.
8. The amount of payment you owe to the Park Owner is shown on the Warrant of Restitution. You have the right to pay the total amount due at any time until the eviction begins. Payment in full will stop the eviction unless the number of rent judgments against you in the past 12 months prevents that remedy. The Warrant of Restitution will show whether or not the Court has ordered "No Right of Redemption" which means you may not stop the eviction with payment.
9. On the day of the eviction, the Sheriff 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.

APPEAL

You may file an appeal within two 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 two day time period.) An appeal bond does not stay the payment of future rent.

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/dceev082mhbls.pdf>

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

<https://www.mdcourts.gov/sites/default/files/courtforms/district/forms/civil/dceev082tbrs.pdf/dceev082tbrs.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/import/district/forms/civil/dceev082mhbls.pdf>

A Spanish informational brochure is also available online at:

https://www.mdcourts.gov/sites/default/files/court_forms/district/forms/civil/dceev082tbrs.pdf/dceev082tbrs.pdf

You may also take this form to the District Court Clerk's Office at the address at the top on the reverse side of this form and the clerk will provide you with the printed translation, Spanish brochure and Interpreter assistance, if needed. 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>

NOTICE TO THE RESIDENT

- ~~1. Your park owner 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 attached complaint.~~
- 2 1. If you need an interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately.
- 3 2. The court may limit the use of cell phones and other electronic devices in certain areas of the courthouse.
- 4 3. ~~If you were served with the complaint by either posting and mailing, only a judgment for possession can be entered against you. However, if you are personally served with the complaint then a money judgment may also be entered against you.~~
- 5 4. This complaint asks 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.
- 6 5. 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.
- 7 6. **What happens next if the court enters a judgment for the landlord 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 sign a ~~W~~Warrant of ~~R~~Restitution if requested by the park owner. The court will send the warrant to the sheriff (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.
 - ~~• 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.~~
 - On the day of the eviction, the sheriff 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 on the District Court no later than two (2) 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.

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