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© Tenuex © Tenuex © Tenuex © Tenuex © Tenuex © Tenuex Constable/Sheriff Addrins Served on Party: Date Date FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401) The property is described as: Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be licensed in opening Name Set the property required to be the companing Name Set the property required to the current lawner is required to the current lawner is most lawner in the manufactured of the lawner is most lawner in the la	Address		Date			
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DC-CV-082 (Rev. 10/2023)

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. mdcourts.gov/helpcenter. 410 260-1392.

	URT OF MARYLAND FOR_			No. of tenants CASE N TRIAL DA	UMBER
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	Date	
FAILURE TO PA	AY RENT - LANDLORD'S CO	MPLAINT FOR RE			ROPERTY §8-401)
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3 ,
. The property is descri	ibed as:				, Maryland.
2. Is the property required	ibed as:	ate as a rental prope	nber Street erty?	Apt.	City
☐ Yes, but unlicensed b	because: \square exempt; \square of reaso	ns under RP § 8-40	06(c)(1)(iii), (iv), or (v); □	other:	
3. The property: \square is affe	ected property under § 6-801, E	Invironment Årticle	e, its registration with the	MDE is current and its regi	stration has been
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state Certificate No. bed	cause: exempt tenant refu	used access or to re	locate/vacate for remedia	l work. \square The property is a	not affected.
	he landlord who asks for posses				
5. This \square is not \square is a go	overnment subsidized tenancy	\sqcup § 8 \sqcup other. Te	nant is responsible to pay	the following amount of re	nt: \$
As of today rent is due	f the week month, which	n has not been paid	or reduced to judgment.	total amount of \$	less tenant
payments of \$ () for utility bills, fee	s, and security deno	osits under PU & 7-309 / 1	RP & 8-212.3.	\$
Late charges accruing in	n or prior to the month in which	h the complaint wa	s filed for the \square weeks [months	Net Rent
of	are du	ue in the amount of	•		
01				• • • • • • • • • • • • • • • • • • • •	. \$
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TO the sheriff of this county/constable of this court: You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another 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 tenant, assignee, or subtenant by first-class mail to the address specified by the landland. In the area of a deceased address specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.

DISTRICT COURT OF MARYLAND FOR Located at					nts 1 2 3 4 E NUMBER DATE & TIME
WEST .		A	ffixed on Premise	es	
Landlord			Date		
Address					
City	State	Zip	Mailed to Tenan	nt	
① Tenant	2 Tenant				
3 Tenant	4 Tenant		Constable/Sheriff		
Address			Served on Party:		
City	State	Zip	,		
			nte	Date	
FAILURE TO PA	AY RENT - LANDLORD'S COM	PLAINT FOR REPO	DSSESSION OF	RENTED PROPERTY (REA	L PROPERTY §8-401)
□ No □ Yes, provide □ Yes, but unlicensed b The property: □ is afferenewed as required; M state Certificate No. bec The tenant rents from tb This □ is not □ is a godue on the □ o o As of today, rent is due payments of \$ (Late charges accruing i of □ The landlord requests the past 12 months: □ All the tenants on the lease the past to the	he tenant's rights of redemption becase are listed above. At least of the date of the da	late_s under RP § 8-406(a vironment Article, it r,	e)(1)(iii), (iv), or (vs registration with is registration with ate/vacate for rend a judgment for reduced to judgment is sunder PU § 7-30 led for the week week by the date of trial prior judgments.	a the MDE is current and its cor the current tenancy; or □ nedial work. □ The property of the amount determined to be pay the following amount of the total amount of \$0.09 / RP § 8-212.3. eks □ months SUBTOTAL in the amount of	owner is unable to r is not affected. re due. of rent: \$ less tenant \$Net Rent \$ AL \$ added diese within the reservice and the facts
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rint Name of Signer (Landlord/Attorney	//Agent)	Signature o	of Landlord/Attorney/Agen	t Attorney Number	
ddress			201		Telephone
Continued to	Request	t of	R	Reason	
	Notice: If judgment f		Y tt ro tr le p o n k a o tt a	O the sheriff of this county/c ou are ordered to notify the their known or authorized agerequested by the landlord, to a rial of this matter to show cau andlord should not be granted erformed at the property subjuter known address. If person operson to be served is found nown address, you shall affix nd complaint conspicuously of this suit and mail a copy of the tenant, assignee, or subtenaddress specified by the landlogenant, you are ordered to no	enant, assignee, or subtenant, or at, by personal service, if ppear in the District Court at the se why the demand of the . Personal service is to be ect to this complaint or at any hal service is not requested, or if d on the property or at another an attested copy of the summon on the property that is the subject the summons and complaint to

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. mdcourts.gov/helpcenter. 410 260-1392.

NOTICE TO THE TENANT

- Your landlord 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 complaint. Before filing a complaint for failure to pay rent, the landlord must provide to the tenant a written notice of the landlord's intent to file a claim in the District Court against the tenant to recover possession of the residential premises if the tenant does not cure (pay rent and late fees due) within ten (10) days after the written notice is provided to the tenant.

 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 an oral or written lease that requires the landlord to pay the gas or electric bill and you made payment(s) for utility service to a public utility provider and/or a security deposit or fee to open a new utility service account, the amount of those payment(s) can be deducted from the rent due.
- 4. The court may include rent that becomes due after the filing of this complaint. If you have not paid all the money due to your landlord by the trial date, the judge may determine that you owe additional rent that has become due through the date of judgment.
- 5. 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. 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!**
- 7. If the court enters a judgment for the landlord and orders you to move out, the landlord may, on the fifth business day after the trial date, apply for a warrant for your eviction. Possession of the premises must be given to the landlord, or the landlord's agent or attorney, within four (4) business days after the trial.
- 8. The warrant will be sent to the constable or sheriff who will then schedule an eviction if the rent has not been paid.
- 9. The court may issue a Warrant of Restitution at any time after four (4) business days from the date of judgment.
- 10. You have a right to pay the amount due at any time until the eviction begins, unless the court has foreclosed that right because of the number of rent judgments you have had in the past twelve (12) months. The Warrant of Restitution which the sheriff or constable has will show whether the court has ordered "No Right of Redemption" which means you may not pay the amount due to stop the eviction. The amount you are to pay will be shown on the Warrant of Restitution. The court may issue a Warrant of Restitution at any time four (4) business days after the date of judgment.
- 11. Except in Baltimore City, the sheriff or constable will meet the landlord at the premises to conduct the eviction. Your personal property may be removed from the premises. The sheriff or constable is not responsible for protecting your property.
- 12. Information about available protections for pets during an eviction can be found through the Maryland Department of Agriculture's website at: mda.maryland.gov/Pages/Pets-and-eviction.aspx

IN BALTIMORE CITY ONLY

- 13. **Special notice requirements apply to some evictions.** The landlord must provide notice to the tenant of the first scheduled eviction date in two separate ways:
 - Mail the notice to the tenant by first class mail with a certificate of mailing at least fourteen (14) days in advance of the first eviction date; and
 - Post the notice on the premises at least seven (7) days in advance of the first scheduled eviction date.
 - The day of mailing or posting is Day 1. Day 14 must be no later than the day before the scheduled date of eviction. Count holidays and weekends.

The tenant may challenge whether the notices were properly sent. If the tenant challenges the notices or if the sheriff has doubt that the notices were properly given, the sheriff will refer the issue to the judge for decision. If the judge determines that the landlord did not comply with the notice requirements, the eviction will be vacated/canceled, and the landlord will have to apply for a new Warrant of Restitution. If the notice challenge is determined in the landlord's favor, the sheriff will execute the eviction immediately. On the day of the eviction when the sheriff returns possession of the property to the landlord, any of your personal property left in or around the rental unit is considered abandoned. You have no right to the property. The landlord's only obligation for abandoned property is to properly dispose of it.

- The landlord is <u>strictly prohibited</u> from putting the abandoned property in the street, the sidewalk, alleys, or on any public property. Anyone who illegally dumps abandoned property from an eviction is guilty of a misdemeanor and subject to a penalty of up to \$1,000 for each day of unlawful dumping.
- The landlord <u>may dispose of the abandoned property</u> by transporting it to a licensed landfill or solid waste facility, donating it to charity, or some other lawful means.

APPEAL

You may file an appeal within four (4) business 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 four-day time period.) An appeal bond must be posted in order to stay any execution of the judgment. An appeal does not stay the payment of future rent or eviction.

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: mdcourts.gov/sites/default/files/court-forms/district/forms/civil/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: maleourts.gov/helpcenter

This is a complaint for failure to pay rent. A Spanish translation of this form is available on the Internet at:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf

A Spanish informational brochure is also available online at:

mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbr

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 Help Center. By phone: 410-260-1392 Online: mdcourts.gov/helpcenter