(Baltimore City Civil		F 44 1.0 C4		•	t Court location		
`	forms can be found at	,	• ,	A sample form is j	provided here		
so you may see the in	formation needed to co		on Premises				
andlord			on Tremises				
ddress			Date				
Sity	State	Zip	ed to Tenant				
① Tenant	② Tenant						
3 Tenant	4 Tenant	Consta	able/Sheriff				
Address		Served	d on Party:				
City	State	Zip					
FAILURE TO PAY	RENT - LANDLORD'S COM	Date MPLAINT FOR REPOSSES	SSION OF RENTED PRO	Date OPERTY (REAL PROF	PERTY §8-401)		
The property is described	as:				, Maryland.		
Is the landlord required b	y law to be licensed/registe	Number order to operate the	Street is premises as a rental 1	Apt. City	In If so is the		
landlord currently licensed/	registered \square Yes \square No. Lice	ense/Registration number i	f applicable:	property:			
The property: \square is affected	property under §6-801, Envi spection certificate numbered e property is exempt ten	ironment Article, its registra	ation with the MDE is cu	e current tenancy; or	n has been renewed owner is unable to		
	e □ property is exempt □ tel andlord who asks for possession				perty is not affected.		
This \square is \square is not a govern	nment subsidized tenancy. Te	enant is responsible to pay t	he following amount of r		due on the		
As of today, rent is due for	e \square week \square month, which he \square weeks \square months of	as not been paid or reduced	l to judgmentin the total amo	ount of \$	less tenant		
payments of \$ (Late charges accruing in or	the weeks months of for utility bills, fees, prior to the month in which th are due	and security deposits under he complaint was filed for t	r PU §7-309. the \square weeks \square months	\$	Net Rent		
of	are due	in the amount of		\$			
	nt becoming due after the date			SUBTOTAL \$			
•	nt becoming due arter the date	•					
The landlord requests the te	enant's rights of redemption b	e foreclosed due to prior ju	dgments. List the case nu	umbers and judgment d	ates within the past		
All the tenants on the lease supporting this statement ar	e are listed above. At least one:				and the facts		
I am unable to determinε	Specific fa whether or not any tenant	icts must be given for the court to conclud is in the military service.	e that each tenant who is a natural pers	son is not in the military. Verifi	ed through DOD at:		
	intestate (not having made a	•			scra.dmdc.osd.mil/		
	ce of Intent to File a Complair						
	ffixed to door of the leased pro				-		
o solemnly affirm under the	e penalty of perjury that the m	natters and facts set forth ab	ove are true to the best of	f my knowledge, inforr	nation, and belief.		
nt Name of Signer (Landlord/Attorney/Age	ent)	Signature of Landlor	d/Attorney/Agent	Attorney Number / Party #	Date		
dress					Telephone		
X		E-mail					
intinued to	Reques DISPOSITION	st of	Reason	SUMMONS			
e following parties appeared	l on final trial date: ☐ Landlord	l □ Landlord's Agent/Attorne	x II () the sheriff (of this county/constable	of this court:		
	enant 3 \square Tenant 4 \square Tenant's		You are ordered	d to notify the tenant, as authorized agent, by per	signee, or subtenant		
Judgment in favor of landlord	for possession of the premises an	nd costs	service is reque	ested by the landlord, to all of this matter to show	appear in the Distric		
nt due and unpaid: \$ t due and unpaid: \$; minus utility credits of \$ by: □ Default □ Trial □ Co	under PU §7-309	Court at the tria	al of this matter to show should not be granted.	cause why the dema Personal service is to		
	plus costs against tenant #1	redemption	performed at the	should not be granted. In property subject to the dress. If personal service served is found on the party you shall affix an attest	is complaint or at an		
Voluntary dismissal by: La	ndlord ☐ Stipulation of parties		no person to be	served is found on the	property or at anothe		
Case Dismissed Landlord I	FTA \square No party appeared \square Ot	ther:	known address,	, you shall affix an attest conspicuously on the pro	ted copy of the sumr		
Judgment for tenant If applicable: Landlord has	s violated Real Prop., §8-216(b)		of this suit and	mail a copy of the sum gnee, or subtenant by fir	mons and complaint		
in applicable. Landiold has	r violated real i 10p., 80-210(0)		the tenant, assign	gnee, or subtenant by fir ed by the landlord. In th	rst-class mail to the		
	lages of p						
☐ Actual Dan☐ Reasonable	nages of \$Attorney's Fees of \$	and costs	tenant, you are	e ordered to notify the	occupant or next o		
ecution staved until	Attorney's Fees of \$ roval appeal bond in the amount		tenant, you are	e ordered to notify the d tenant by the same p	occupant or next o		

DC-CV-082 (Rev. 10/2021)

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

	URT OF MARYLAND FOR		No. of tenants 1 2 3 4 CASE NUMBER TRIAL DATE & TIME
Will be the second of the seco		Affixed on Premises	
Landlord		Date	
Address		<u>_</u>	
City	State	Zip	
① Tenant	② Tenant		
3 Tenant	4 Tenant	Constable/Sheriff	
Address		Served on Party:	
City	State	Zip Zip	
		Date	Date
FAILURE TO PA	AY RENT - LANDLORD'S COMPL		ENTED PROPERTY (REAL PROPERTY §8-401)
landlord currently licens	ed/registered 🗀 Yes 🗀 No. Licens	e/Registration number if applicable:	as a rental property? Yes No. If so, is the MDE is current and its registration has been renewed
as required, and its MDE state Certificate No. beca	E inspection certificate numbered ause property is exempt tenan	Inspection Certificate No. t refused access or to relocate/vacate	is valid for the current tenancy; or \square owner is unable to the during remedial work. \square The property is not affected.
		of the property and a judgment for the	
			g amount of rent: \$ due on the
As of today, rent is due f	for the \square weeks \square months of	not been paid or reduced to judgmen in d security deposits under PU \$7-309 complaint was filed for the ☐ weeks the amount of	the total amount of \$less tenant S
	are due in	une amount of	SUBTOTAL \$
. \square The landlord requests	s rent becoming due after the date of	f filing, but due by the date of trial in	the amount of\$
. The landlord requests the	e tenant's rights of redemption be for	oreclosed due to prior judgments. Lis	st the case numbers and judgment dates within the past
All the tenants on the le	ase are listed above. At least one	tenant is in the military service.	No tenant is in the military service and the facts
☐ I am unable to determ	ine whether or not any tenant is i	nust be given for the court to conclude that each tenant very the military service.	who is a natural person is not in the military. Urified through DOD at:
	sed, intestate (not having made a leg		scra.dmdc.osd.mil/
-	otice of Intent to File a Complaint fo affixed to door of the leased prope	or Summary Ejectment (Failure to P	ay Rent) to the tenant on
_		•	to the best of my knowledge, information, and belief.
rint Name of Signer (Landlord/Attorney	//Agent)	Signature of Landlord/Attorney/Agent	Attorney Number / Party # Date
Address			Telephone
ax		E-mail	
Continued to	Request of	f Re	eason
		the seri Co of per ott no kn an of the ad	SUMMONS If the sheriff of this county/constable of this court: but are ordered to notify the tenant, assignee, or subtenant, or ir known or authorized agent, by personal service, if such that the trial of this matter to show cause why the demant the landlord should not be granted. Personal service is to fromed at the property subject to this complaint or at any ner known address. If personal service is not requested, or person to be served is found on the property or at another own address, you shall affix an attested copy of the summed complaint conspicuously on the property that is the subject this suit and mail a copy of the summons and complaint to tenant, assignee, or subtenant by first-class mail to the dress specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of the deceased tenant by the same procedure, if known.

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Located at	OURT OF MARYLAND FOR				No. of tenants CASE N	1 2 3 4 UMBER	
						TE & TIMI	Ε
andlord			Affixed on Premis	ses			
address			Date				
ity	State	Zip	☐ Mailed to Tena	ant			
(1) Tenant	(2) Tenant		·				
	(4) Tenant		-				
③ Tenant	(4) Tenant		Constable/Sherif	ff			
Address	State	7:	Served on Party	:			
City	State	Zip					
FAILURE TO F	PAY RENT - LANDLORD'S COM	IPLAINT FOR R	Date EPOSSESSION OF	RENTED PRO	Date PERTY (REAL I	PROPERTY	§8-401)
The property is descri	ibed as:						, Maryland.
Is the landlord require	ibed as: Property Name ed by law to be licensed/registe sed/registered □ Yes □ No. Lice	red in order to o	operate this premis	Street ses as a rental p	roperty? □ Yes	s ☐ No. If so	o, is the
The property: \square is affe	cted property under §6-801. Envi	ronment Article.	its registration with	the MDE is cur	rent and its regis	tration has b	een renewed
as required, and its MD	E inspection certificate numbered cause \square property is exempt \square to	Inspectio	on Certificate No.	, is valid for the	current tenancy;	or \square owne	r is unable to
	cause \square property is exempt \square to the landlord who asks for possession						s not affected.
	overnment subsidized tenancy. Te						due on the
oi	f the \square week \square month, which h		or reduced to judgn	nent.			
As of today, rent is due payments of \$ (for the weeks months of for utility bills, fees.	and security den	osits under PU 87-3	in the total amo	unt of \$	\$	less tenant
Late charges accruing in	n or prior to the month in which the	he complaint was	s filed for the \square we	eks months		N	let Rent
of	in or prior to the month in which the month is of the months of m	in the amount of	f		CLIDTOTAL	. \$	
☐ The lendlend measurest	ts rent becoming due after the dat	a affilia a but du		lim the emeryant	SUBTUTAL	_ \$	
	is rent becoming due after the dat						
The landlord requests	he tenant's rights of redemption b	e foreclosed due	to prior judgments.	List the case nu	mbers and judgn	nent dates w	ithin the past
All the tenants on the losupporting this statemen	ease are listed above. At least on the are:					rvice and the	facts
	nine whether or not any tenant	is in the militar	court to conclude that each ten y Service.	ant who is a natural perso		Verified thro	ugh DOD at:
	used, intestate (not having made a	· /·			5	scra.dmdc.o	
•	Notice of Intent to File a Complain	•	•	o Pay Rent) to th	e tenant on	Date	<u></u>
•	affixed to door of the leased pro		•				
o solemnly affirm unde	er the penalty of perjury that the m	natters and facts s	set forth above are tr	ue to the best of	my knowledge,	information.	and belief.
t Name of Signer (Landlord/Attorne	ey/Agent)	Signa	ature of Landlord/Attorney/Ag	ent	Attorney Number / P	arty #	Date
lress						Tele	phone
ontinued to	Reques	et of	E-mail	Reason			
nunued to	Reques	St 01		Reason	SUMM	ONS	
				You are ordered their known or a service is reques Court at the trial of the landlord sperformed at the other known address, and complaint cof this suit and the tenant, assig address specifie tenant, you are	f this county/const to notify the tensus to notify the tensus to notify the tensus thou to the landlo of this matter to should not be grate property subject thess. If personal served is found on you shall affix an onspicuously on the landlord ordered to notif	stable of this ant, assignee by personal ard, to appear show cause a ted. Personate to this compart to this compart attested copile property a summons a by first-clasted to the case by the occup.	or subtenant, service, if such in the District why the demand al service is to plaint or at any trequested, or y or at another y of the summithat is the subjud complaint is mail to the of a deceased ant or next of
	Notice: If judgment	for a sum certai	n was entered,	of the deceased	tenant by the sa	me procedu	re, it known.
	you may file a reque						

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NOTICE TO THE TENANT

- 1. 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 other side. Before filing a complaint for failure to pay rent, the landlord is required to 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 other costs due) within 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 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 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 determined that because of the number of rent judgments which you have had in the past 12 months, you no longer have that right. 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 which the constable or sheriff has. The court may issue a Warrant of Restitution at any time after 4 business days from 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.

IN BALTIMORE CITY ONLY

- 12. **Special notice requirements apply to 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 14 days in advance of the first eviction date; and
 - Post the notice on the premises at least 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 would be required 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 the tenant's personal property left in or around the rental unit is considered abandoned. The tenant has 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 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: https://mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082bls.pdf

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

https://www.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: https://mdcourts.gov/helpcenter

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/court-forms/district/forms/civil/dccv082bls.pdf/dccv082bls.pdf

A Spanish informational brochure is also available online at:

https://www.mdcourts.gov/sites/default/files/court-forms/district/forms/civil/dccv082tbrs.pdf/dccv082tbrs.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 Help Center. By phone: 410-260-1392 Online: mdcourts.gov/helpcenter