



DISTRICT COURT OF MARYLAND FOR

Located at _____

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

DRAFT 09
SB0019, Ch. 347 &
HB0693, Ch. 124
Effective 10/01/2024

Landlord
Address
City State Zip
Affixed on Premises
Date
Mailed to Tenant
Constable/Sheriff
Served on Party:
Date

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY § 8-401)

- 1. The property is described as: _____, Maryland.
2. Is the property required to be licensed in order to operate as a rental property?
3. The property: is affected property under § 6-801, Environment Article, its registration with the MDE is current, and its registration has been renewed as required; MDE inspection certificate number, _____, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant refused access or to relocate/vacate for remedial work. The property is not affected.
4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This is not is a government subsidized tenancy § 8 other. Tenant 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.
6. SUBTOTAL \$ _____
7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ _____
8. TOTAL \$ _____
9. The landlord requests foreclosure of the tenant's rights of redemption be foreclosed due to prior judgments; List the prior case numbers and judgment dates within the past 12 months:
10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on _____ by _____ first-class mail - mail service certificate of mailing _____ affixed to door of the leased property _____ delivered electronically - proof of transmission.

Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number / Party # Date
Address Telephone
Continued to Request of Reason

DISPOSITION

- The following parties appeared on final trial
Judgment in favor of landlord for possession
Rent due and unpaid: \$ _____ minus utility
Net due and unpaid: \$ _____ by:
Money judgment for \$ _____ plus
Voluntary dismissal by: Landlord
Case Dismissed Landlord FTA No
Judgment for tenant
If applicable: Landlord has violated R
Actual Damages of \$
Reasonable Attorney's

TO the sheriff of this county/ or constable of this court (in Wicomico Co., other process server):
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 landlord has not requested personal service is not requested, or if no person at least one person to be served cannot be located and served, 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 subject property that is the subject of this suit and mail a copy of the summons and complaint thereof to the tenant, assignee, or subtenant by first-class mail to the 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.

SUMMONS

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 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.

Execution stayed until
Execution stayed by filing an approval appeal bond in the amount of \$ _____
Judge ID Number Date Judge/Clerk Date



DISTRICT COURT OF MARYLAND FOR

Located at

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

Landlord
Address
City State Zip
Tenant 1-4
Address
City State Zip
Affixed on Premises
Date
Mailed to Tenant
Constable/Sheriff
Served on Party:

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4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This is not is a government subsidized tenancy § 8 other. Tenant 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.
6. SUBTOTAL \$
7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$
8. TOTAL \$
9. The landlord requests foreclosure of the tenant's rights of redemption be foreclosed due to prior judgments; List the prior case numbers and judgment dates within the past 12 months:
10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on by first-class mail - mail service certificate of mailing affixed to door of the leased property delivered electronically - proof of transmission.

Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number / Party # Date
Address Telephone
Continued to Request of Reason

SUMMONS

TO the sheriff of this county/ or constable of this court (in Wicomico Co., other process server):
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 landlord has not requested personal service is not requested, or if no person at least one person to be served cannot be located and served, 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 subject property that is the subject of this suit and mail a copy of the summons and complaint thereof to the tenant, assignee, or subtenant by first-class mail to the 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.

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 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.



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Located at

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Landlord
Address
City State Zip
Tenant 1 Tenant 2
Tenant 3 Tenant 4
Address
City State Zip

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4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
5. This is not is a government subsidized tenancy § 8 other. Tenant 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 \$ less tenant payments of \$ () for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-212.3.
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 \$
6. SUBTOTAL \$
7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$
8. TOTAL \$
9. The landlord requests foreclosure of the tenant's rights of redemption be foreclosed due to prior judgments; List the prior case numbers and judgment dates within the past 12 months:
All the tenants on the lease are listed above. At least one tenant is in the military service. No tenant is in the military service and the facts supporting this statement are:
I am unable to determine whether or not any tenant is in the military service. Verified through DOD at: scra.dmdc.osd.mil/ scra.dmdc.osd.mil/
10. The tenant is deceased, intestate (not having made a legal will), and without next of kin.
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on Date by first-class mail - mail service certificate of mailing affixed to door of the leased property delivered electronically - proof of transmission.
I do solemnly affirm under the penalties 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 (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number / Party # Date
Address Telephone
Fax E-mail
Continued to Request of Reason

TO the sheriff of this county/ or constable of this court (in Wicomico Co., other process server):
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 landlord has not requested personal service is not requested, or if no person at least one person to be served cannot be located and served, 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 subject property that is the subject of this suit and mail a copy of the summons and complaint thereof to the tenant, assignee, or subtenant by first-class mail to the 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.

SUMMONS
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 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.

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

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 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. Your landlord is requesting possession of the premises due to a failure to pay rent. You should come to court to state the facts. You have a right to bring a lawyer to court with you. Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center at 410-260-1392 or mdcourts.gov/helpcenter. **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 eighth (8) 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 seven (7) 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 seven (7) four (4) business days from the date of judgment.~~
10. ~~You have a right to pay the amount due listed on the Warrant of Restitution at any time until before 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. If the court has foreclosed the right of restitution, paying the amount due will not stop the eviction. 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 seven (7) 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**~~
13. ~~For cases filed on or after August 1, 2024, The District Court, within sixty (60) days, will shield all court records in this case if the failure to pay rent case did this case does not result in a judgment of possession. For cases filed on or after October 1, 2024, If the failure to pay rent this case does did result in a judgment of possession, you may petition the court to shield the case all court records if at least twelve (12) months have passed since the final resolution of this case, and you have exercised the right of redemption by paying all past due amounts at any time before eviction. For cases filed on or after October 1, 2024, you may file a petition to shield if you have good cause to shield tendering in cash, certified check, or money order to satisfy all past due amounts, plus all court awarded costs and fees, at any time before actual execution of the eviction order.~~

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:~~
14. ~~- **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 a judge for decision. If the a 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 strictly prohibited 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 may dispose of the abandoned property 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.~~

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. ~~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 when you get to court.~~
56. 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 legalthelpmd.org to see if you qualify.

67. 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.

78. 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.
- If you lost your case: 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.

89. 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 (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/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: mdcourts.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/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