DISTRIC	CT COURT OF MARYLAND FOR				
Located a	.t				
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 PAY RENT - LANDLORD'S COM	PLAINT FOR RE	POSSESSION OF REN		
1. The property is	described as: equired to be licensed in order to ope	Nun	iber Street	Apt. City	, Maryland.
2. Is the property 1	equired to be licensed in order to ope	rate as a rental <u>p</u>	property?	1 2	
· •	ovide License number and expiration da				
	ensed because: \Box exempt; \Box of reason				•, •,
	is not affected property under §6-801, E				
	l as required; MDE inspection certificate ertificate No. because: \Box exempt \Box ten	· · · · · · · · · · · · · · · · · · ·	on during remodial work	, is valid for the current tenancy	y; or \square owner is
	From the landlord who asks for possession \Box				e
🗆 Landlord requ	lests a money judgment (requires person	al service).			
5. This \square is not \square	is a government subsidized tenancy \Box	§ 8 🗆 other. Tena	ant is responsible to pay t	the following amount of rent: \$	
As of today, rent	$_$ of the \Box week \Box months of the \Box weeks \Box months of	in, which has not	in the	total amount of \$	less tenant
) for utility bills, fees,	and security depo			Net Rent
Late for the \Box w	eeks 🗆 months of		are du	ie in the amount of \$	
6. 7		- ££1: 1 1		SUBTOTAL	
	requests rent becoming due after the date	-	•		
	uests foreclosure of the tenant's rights of				
monthe	-	-			-
10. \Box The tenant is	deceased, intestate (not having made a	legal will), and w	use Numbers & Judgment Dates Ithout next of kin.	Verified through DOD at: scra.dn	ndc.osd.mil/
MILITARY STA	TUS OF TENANT(S)				
auna orting this at	n the lease are listed above. \Box At least catement are:		•	•	
\Box I am unable to	determine whether or not any tenant	s in the military	urt to conclude that each tenant who is Service.	s a natural person is not in the military.	
1 1 T 11 1 ·		- C - C - D	· · · · · · · · · · · · · · · · · · ·		Date
by ∐ first-class I do solemnly affirm	an a notice of Intent to File a Complain mail – mail service certificate of mailing under the penalties of perjury that the r	$g \sqcup$ affixed to do natters and facts is	or of the leased property set forth above are true to	\Box delivered electronically – proo	of transmission.
r do soleniny anni	i under the penantes of perjury that the r	flatters and facts		, the best of my knowledge, mom	nation, and benefi.
Print Name of Signer (Landlo	rd/Attorney/Agent)	Signat	ure of Landlord/Attorney/Agent	Attorney Number / Party #	Date
Address					Telephone
Fax	DISPOSI	ΓΙΟΝ	E-mail New Date	SUMMON	JS
□ Postponed at the re	equest of: Tenant Landlord Court R			TO the sheriff or constable (in V	
	equest of: Tenant Landlord Court R				
	ties appeared on the final trial date:		_	tenant, assignee, subtenant, or the	
	dlord's Agent/Attorney \Box Tenant 1 \Box Tena		Tenant 4 🗌 Tenant's Atto		
	of landlord for possession of the premises an \$; minus utility credits of		nder PU § 7-309 / RP § 8-2	show cause why the demand of not be granted. Personal service	
Net due and unpaid: §	5 by: 🗆 Default 🗆 Trial 🛛	🗆 Consent 🗆 No r	ight of redemption	at any other known address. If l	andlord has not
	or \$ plus costs against: □ T	enant 1 🗆 Tenant	$2 \square \text{Tenant } 3 \square \text{Tenant } 4$	requested personal service, or if	
	al by: \Box Landlord \Box Stipulation of parties Landlord FTA \Box No party appeared \Box Oth) ar		to be served cannot be located a attested copy of the summons a	
\Box Case dismissed \Box \Box Judgment for tena				conspicuously on the subject pr	
If applicable: 🗆 La	andlord has violated RP §8-216(b) 🗆 Recover	ery of possession of	the property	copy thereof to the tenant, assig	gnee, or subtenant
□ Actual	damages of \$ Reasonable	Attorney's Fees of	\$ and co		
□ Execution stayed	until by filing an appro	ved appeal bond in	the amount of \$	landlord. In the case of a deceas the occupant or next of kin of the	
Judge	ID Nun		Date	by the same procedure.	
	Need legal help or rental assistance? Talk with	h a lawyer at a Mary	land Court Help Center. Fre	e.	
DC-CV-082	Online. In Person. By Phone. ¿Necesita ayuda abogado en un Centro de Ayuda de Los Tribu	nales de Maryland.	Gratis. En línea. En persona.	. Por Judge/Clerk	
(Rev. 10/01/2024)	teléfono. www.mdcourts.gov/helpcenter. 410		1	Date	

Located at Landlord Address City State Zip Mailed to Tenant (1) Tenant (2) Tenant (3) Tenant (4) Tenant City State Zip Date Date </th <th></th>	
Landlord Address City State Zip Mailed to Tenant (1) Tenant (2) Tenant (3) Tenant (4) Tenant Constable/Sheriff Address City State Zip	
Landlord Address City State Zip Mailed to Tenant (1) Tenant (2) Tenant (3) Tenant (4) Tenant (4) Tenant Constable/Sheriff Constable/Sheriff Served on Party:	
Address Date City State O Tenant O Tena	
City State Zip Mailed to Tenant (1) Tenant (2) Tenant (3) Tenant (4) Tenant (3) Tenant (4) Tenant Constable/Sheriff Address Served on Party: City State Zip	
(i) Tenant (2) Tenant (3) Tenant (4) Tenant (4) Tenant Constable/Sheriff Address Served on Party: City State	
Image: State Image: State Image: State Image: State Image: State State Zip	
Address State Zip City State Zip	
City State Zip	
Date Date	
FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY § 8-40 1. The property is described as:, Ma	D1) ryland.
1. The property is described as:	
□ No □ Yes, provide License number and expiration date	
\Box Yes, but unlicensed because: \Box exempt; \Box of reasons under RP § 8-406(c)(1)(iii), (iv), or (v): \Box other:	
3. The property: 🗆 is not affected property under §6-801, Environment Article; 🗆 is affected property, 🗆 MDE registration is current, its registra	
has been renewed as required; MDE inspection certificate number,, is valid for the current tenancy; or \Box ow	ner 1s
unable to state Certificate No. because: exempt tenant non-cooperation during remedial work. 4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due. Landlord requests a money judgment (requires personal service). 5. This is not is a government subsidized tenancy \$ 8 content tenant is responsible to pay the following amount of rent: \$	
5. This is not is a government subsidized tenancy \$ 8 is other. Tenant is responsible to pay the following amount of rent: \$	stenant
payments of \$ () for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3. \$	
6	
7. 🗆 The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of\$	
8	nast 12
months:	
Case Numbers & Judgment Dates 10. The tenant is deceased, intestate (not having made a legal will), and without next of kin. 10. The tenant is deceased, intestate (not having made a legal will), and without next of kin. 10. Case Numbers & Judgment Dates 10. Verified through DOD at: scra.dmdc.osd.m 10. Case Numbers & Judgment Dates 10. Case	il/
supporting this statement are:	
11 I II I -1 I I N -1 CI $+4$ E'I C -1 '4 C C -1 'F' $+4$ (E 'I $+4$ D -1) (4.4) (4.4)	
11. Landord provided a Notice of intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on	ission.
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	benet.
Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number / Party # D	ate
Address Telephone	
Fax E-mail SUMMONS	
TO the sheriff or constable (in Wicomico O process server): you are ordered to notify the assignee, subtenant, or their agent, by person service, to appear in the District Court to she why the demand of the landlord should not granted. Personal service may be performe other known address. If landlord has not re	ne tenant, onal now cause be d at any quested
personal service, or if at least one person to served cannot be located and served, affix a attested copy of the summons and complain conspicuously on the subject property and	an nt mail a
NOTICE: If the court awarded you money in addition to the judgment for possession, you have the right to obtain a lien on real property. Maryland Rule 3-621.	tenant by he totify the
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 abacada an un Contra da Aunda da Lea Tribunalea da Margland Centra En Jana Para	int by the
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.	
(Rev. 10/01/2024)	

D T B	ICT COURT OF MARYLAND FOR			
Located	l at			
The second se		A ffine days Drewing		
Landlord		Affixed on Premises		
Address		Date		
City	State	Zip Dialed to Tenant		
(1) Tenant	(2) Tenant			
(3) Tenant	(4) Tenant	Constable/Sheriff		
Address		Served on Party:		
City	State	Zip		
		Date	Date	
	RE TO PAY RENT - LANDLORD'S COMPLAI		PROPERTY (REAL PROPERTY § 8-401)	1
1 1 2	s described as: Property Name	Number Street	, Maryla	ind.
	required to be licensed in order to operate provide License number and expiration date	as a rental property?		
	icensed because: \Box exempt; \Box of reasons und	er RP § 8-406(c)(1)(iii). (iv). or (v): 🗌 o	ther:	
	☐ is not affected property under §6-801, Enviro			
	ed as required; MDE inspection certificate num		is valid for the current tenancy; or \Box owner	
unable to state (Certificate No. because: \Box exempt \Box tenant no	on-cooperation during remedial work.		
4. The tenant rents \Box I and lord red	s from the landlord who asks for possession of quests a money judgment (requires personal ser	the property based on the amount of rent	and costs determined to be due.	
5 . This \square is not $[$	$]$ is a government subsidized tenancy \square 8 8 \square	other. Tenant is responsible to pay the f	ollowing amount of rent: \$	
due on the	of the \Box week \Box month, what is due for the \Box weeks \Box months of	has not been paid or reduced to judg in the tota	ment. l amount of \$ less ter	ant
payments of \$ () for utility bills, fees, and s	ecurity deposits under PU \$7-309 / RP \$	8-212.3. \$Net Rent	
Late for the \Box	\square) for utility bills, fees, and s weeks \square months of	are due in	the amount of \$	
0	l requests rent becoming due after the date of fi	•••••••••••••••••••••••••••••••••••••••		_
	i requests rent becoming due after the date of fi	•		
9. The landlord re	quests foreclosure of the tenant's rights of rede		*	st 12
months:		Case Numbers & Judgment Dates		
10. The tenant	is deceased, intestate (not having made a legal ATUS OF TENANT(S)	will), and without next of kin. \Box Vo	erified through DOD at: scra.dmdc.osd.mil/	
\Box All the tenants	on the lease are listed above. \Box At least one te	nant is in the military service. \Box No ten	ant is in the military service and the facts	
supporting this \Box I am unable t	o determine whether or not any tenant is in t	be given for the court to conclude that each tenant who is a nat	ural person is not in the military.	
11 I andlard prov	ided a Natice of Intent to File a Complaint for 9	Summery Éjectment (Failure to Day Den	t) to the tenant on	
by 🗌 first-clas	ss mail – mail service certificate of mailing 🗌 a	iffixed to door of the leased property \Box	felivered electronically – proof of transmissi	on.
I do solemnly affi	rm under the penalties of perjury that the matter	's and facts set forth above are true to the	best of my knowledge, information, and bei	leī.
Print Name of Signer (Land	llord/Attorney/Agent)	Signature of Landlord/Attorney/Agent	Attorney Number / Party # Date	
Address			Telephone	
Fax		E-mail	SUMMONS	
			TO the sheriff or constable (in Wicomico Co., o	
			process server): you are ordered to notify the te assignee, subtenant, or their agent, by personal	nant,
			service, to appear in the District Court to show	cause
			why the demand of the landlord should not be	
			granted. Personal service may be performed at other known address. If landlord has not reques	
			personal service, or if at least one person to be	u
			served cannot be located and served, affix an	
			attested copy of the summons and complaint conspicuously on the subject property and mail	я
NOTICE: If the co	ourt awarded you money in addition to the judgm	ent for possession, you have the right to	copy thereof to the tenant, assignee, or subtena	
obtain a lien on re	al property. Maryland Rule 3-621.	ent for possession, you have the right to	first-class mail to the address specified by the	-
	Need legal help or rental assistance? Talk with a law	ver at a Maryland Court Heln Center Free	landlord. In the case of a deceased tenant, notif occupant or next of kin of the deceased tenant b	
	Online. In Person. By Phone. ¿Necesita ayuda legal	o asistencia con el alquiler? Hable con un	same procedure.	,y uie
	abogado en un Centro de Ayuda de Los Tribunales o teléfono. <u>www.mdcourts.gov/helpcenter</u> . 410 260-1		·	
DC-CV-082			Judge/Clerk	

(Rev. 10/01/2024)

Date

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

Case No.

Title	, on	Date	Tim	at		Location
		. The perso	n I left the pape	ers with acknow	edged being: ((1) a resident of the
above listed address; (2) 18 years of age	or older; (3) of s	suitable discre	etion in that relat	ionship to the de	fendant is	
and that; (4) the above listed address is	s the defendant'	s residence of	or usual place of	f abode. The fac	ts 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 SERVE						
					Telephone	
I am at least 18 years of age. I solemn best of my knowledge, information, ar	•	the penalties	of perjury that	all information	-	

WICOMICO COUNTY ONLY: RETURN OF PRIVATE PROCESS SERVER – POSTING AND MAILING

I served a copy of the Writ of Summons, Complaint, and all supporting papers by first-class mail on the named tenants on

______, and by posting on the premises on _______. Date ______.

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 Private Process Server

Printed Name

(Back)

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. 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 *legalhelpmd.org* to see if you qualify.

6. 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.

7. 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.
- <u>If you lost your case</u>: 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.

8. 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

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/dccv082bls.pdf Usted también podrá llevar este formulario a la Oficina del Secretario del Tribunal de Distrito, a la dirección que aparece en la parte del reverso de este formulario y el secretario le entregará una traducción impresa el folleto en español y entregará la asistencia de un

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 ayuda del tribunal. Por teléfono: 410-260-1392 En línea: <u>mdcourts.gov/helpcenter</u>