



# Rent Court for Tenants Part 2: Right of Redemption and Eviction

If the landlord wins a Failure to Pay Rent Case case, they may be able to have the tenant evicted. Eviction does not happen right after trial. The Landlord must complete additional steps. Tenants have important rights and may be able to stop the eviction from happening. Tenants who are not represented by a lawyer may speak with a lawyer for free at a Maryland Court Help Center. Call 410-260-1392 or visit [mdcourts.gov/helpcenter](https://mdcourts.gov/helpcenter).

## Landlord Requests Warrant of Restitution

- After judgment is entered, the landlord may file a Warrant of Restitution. The landlord must wait until at least the fifth business day after trial to file the Warrant.
- Copies of the Warrant are mailed to all parties and the sheriff or constable's office. Then, the landlord may contact the sheriff or constable to schedule an eviction.
- In Baltimore City, the landlord must notify you of the eviction date once it has been scheduled.
- In all other counties, the landlord and sheriff or constable may decide whether to let you know the date and time of the eviction.

## Right of Redemption

- You may stop the eviction by exercising your right of redemption - this means paying your landlord the judgment amount listed on the Warrant of Restitution.
- The amount on the Warrant will include the rent the judge decided was due, plus court costs. If you make payment in full, your landlord must contact the sheriff or constable's office to cancel the eviction.
- In some cases, you may no longer have the right of redemption. Read a copy of your judgment or the Warrant closely to check if this is the case.
- The court may take away the right of redemption if you had three judgments for rent entered against you in the last 12 months. In Baltimore City, the number of prior judgments is four.

## Sheriff or Constable Evicts

- On eviction day, the sheriff or constable will initiate the eviction. They will ask you to step out of the property. The landlord will then change the locks.
- In most counties, the landlord must place your belongings along the side of the road.
- In Baltimore City, any belongings still in the home at the time of eviction are forfeited to the landlord.



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