



DISTRICT COURT OF MARYLAND FOR \_\_\_\_\_

Located at \_\_\_\_\_ Court Address

Case No. \_\_\_\_\_

Landlord (Plaintiff)

VS.

Tenant (Defendant)

Address of Landlord/Attorney

Address of Tenant

City, State, Zip

Telephone

City, State, Zip

Telephone

COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE (Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: \_\_\_\_\_

and occupied by the Defendant as Tenant, under a written lease which expires on \_\_\_\_\_ Date

2. The lease permits the Landlord to recover the premises if the Tenant breaches the lease. The Tenant is in breach of the lease because \_\_\_\_\_ (attach second sheet if necessary).

3. The Landlord has given the Tenant [ ] 30 days written notice [ ] 14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), that the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice is dated \_\_\_\_\_, and a copy of that notice is attached to this complaint.

4. The Tenant or person in actual possession has not vacated the premises. The Plaintiff asks for an Order of Restitution of the possession of the leased premises [ ] and court costs of \$ \_\_\_\_\_. [ ] All the Tenant(s) 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: \_\_\_\_\_

Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.

[ ] I am unable to determine whether or not any Tenant is in military service.

I solemnly affirm under the penalties of perjury that the contents of the above Complaint are true to the best of my knowledge, information, and belief.

Signature of Landlord/Attorney

Address

Printed Name

Address

Date

Telephone

Fax

E-mail

SUMMONS

STATE OF MARYLAND, \_\_\_\_\_, TO WIT:

To the Sheriff of this County/Constable of this Court, Greetings:

IT IS ORDERED, that you notify, by first class mail and summon the above-named Defendant to appear in the District Court shown above on \_\_\_\_\_, at \_\_\_\_\_ M, and to show cause, if any, why restitution of the possession of the property should not be made to the Plaintiff, and that if Defendant does not appear, judgment may be entered against Defendant for the relief demanded;

IT IS FURTHER ORDERED, that if you are unable to serve the Summons on the Defendant, or upon the known or authorized agent of the Defendant, you are to affix a copy of the summons conspicuously upon the property.

Returnable to this Court on or before \_\_\_\_\_ Date Judge/ID Number /Clerk

NOTICE TO THE TENANT: If there is any rent due, the Landlord may, prior to the trial date shown, file a summary ejectment proceeding for failure to pay rent, and a warrant of restitution (eviction) may issue.

To request a foreign language interpreter or a 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.



DISTRICT COURT OF MARYLAND FOR

Located at \_\_\_\_\_ Case No. \_\_\_\_\_

Court Address

Landlord (Plaintiff) vs. Tenant (Defendant)
Address of Landlord/Attorney Address of Tenant
City, State, Zip Telephone City, State, Zip Telephone

COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE (Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: \_\_\_\_\_

and occupied by the Defendant as Tenant, under a written lease which expires on \_\_\_\_\_ Date

2. The lease permits the Landlord to recover the premises if the Tenant breaches the lease. The Tenant is in breach of the lease because \_\_\_\_\_ (attach second sheet if necessary).

3. The Landlord has given the Tenant [ ] 30 days written notice [ ] 14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), that the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice is dated \_\_\_\_\_, and a copy of that notice is attached to this complaint.

4. The Tenant or person in actual possession has not vacated the premises. The Plaintiff asks for an Order of Restitution of the possession of the leased premises [ ] and court costs of \$ \_\_\_\_\_. [ ] All the Tenant(s) 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: \_\_\_\_\_

Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.

[ ] I am unable to determine whether or not any Tenant is in military service.

I solemnly affirm under the penalties of perjury that the contents of the above Complaint are true to the best of my knowledge, information, and belief.

Signature of Landlord/Attorney Address
Printed Name Address
Date Telephone Fax E-mail

SUMMONS

STATE OF MARYLAND, \_\_\_\_\_, TO WIT:

To the Sheriff of this County/Constable of this Court, Greetings:

IT IS ORDERED, that you notify, by first class mail and summon the above-named Defendant to appear in the District Court shown above on \_\_\_\_\_, at \_\_\_\_\_ M, and to show cause, if any, why restitution of the possession of the property should not be made to the Plaintiff, and that if Defendant does not appear, judgment may be entered against Defendant for the relief demanded;

IT IS FURTHER ORDERED, that if you are unable to serve the Summons on the Defendant, or upon the known or authorized agent of the Defendant, you are to affix a copy of the summons conspicuously upon the property.

Returnable to this Court on or before \_\_\_\_\_ Date Judge/ID Number /Clerk

NOTICE TO THE TENANT: If there is any rent due, the Landlord may, prior to the trial date shown, file a summary ejectment proceeding for failure to pay rent, and a warrant of restitution (eviction) may issue.

To request a foreign language interpreter or a 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.

## SHERIFF/CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to \_\_\_\_\_, on \_\_\_\_\_ .  
Tenant(s) Date Time

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to \_\_\_\_\_ on \_\_\_\_\_ .  
Name Title Date Time at Location

The person I left the papers with acknowledged being: (1) A resident of above listed address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the Defendant is \_\_\_\_\_ and that; (4) the above listed address is the Defendant's residence or usual place of abode. The facts 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 \_\_\_\_\_

Neither the tenant(s) nor a person in possession of the property could be served so I affixed an attested copy of Writ of Summons and Complaint conspicuously upon the premises described in complaint on \_\_\_\_\_ .  
Date

\_\_\_\_\_  
Date Signature of Sheriff/Constable

\_\_\_\_\_  
Printed Name



DISTRICT COURT OF MARYLAND FOR \_\_\_\_\_

Located at \_\_\_\_\_ Court Address Case No. \_\_\_\_\_

\_\_\_\_\_  
Landlord (Plaintiff) VS. \_\_\_\_\_  
Tenant (Defendant)

\_\_\_\_\_  
Address of Landlord/Attorney \_\_\_\_\_  
Address of Tenant

\_\_\_\_\_  
City, State, Zip Telephone \_\_\_\_\_  
City, State, Zip Telephone

**COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE**  
(Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: \_\_\_\_\_

and occupied by the Defendant as Tenant, under a written lease which expires on \_\_\_\_\_  
Date

2. The lease permits the Landlord to recover the premises if the Tenant breaches the lease. The Tenant is in breach of the lease because \_\_\_\_\_  
\_\_\_\_\_ (attach second sheet if necessary).

3. The Landlord has given the Tenant  30 days written notice  14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), that the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice is dated \_\_\_\_\_, and a copy of that notice is attached to this complaint.

4. The Tenant or person in actual possession has not vacated the premises.  
The Plaintiff asks for an Order of Restitution of the possession of the leased premises  and court costs of \$ \_\_\_\_\_

- All the Tenant(s) 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: \_\_\_\_\_

Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.

I am unable to determine whether or not any Tenant is in military service.

I solemnly affirm under the penalties of perjury that the contents of the above Complaint are true to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Signature of Landlord/Attorney \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_  
Printed Name \_\_\_\_\_ Address \_\_\_\_\_  
\_\_\_\_\_  
Date Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_



DISTRICT COURT OF MARYLAND FOR \_\_\_\_\_

Located at \_\_\_\_\_ Court Address Case No. \_\_\_\_\_

\_\_\_\_\_  
Landlord (Plaintiff) VS. \_\_\_\_\_  
Tenant (Defendant)

\_\_\_\_\_  
Address of Landlord/Attorney \_\_\_\_\_  
Address of Tenant

\_\_\_\_\_  
City, State, Zip Telephone \_\_\_\_\_  
City, State, Zip Telephone

**COMPLAINT AND SUMMONS AGAINST TENANT IN BREACH OF LEASE**  
(Real Property § 8-402.1)

1. Plaintiff is the Landlord of the premises located at: \_\_\_\_\_

and occupied by the Defendant as Tenant, under a written lease which expires on \_\_\_\_\_

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Date

\_\_\_\_\_ (attach second sheet if necessary).

3. The Landlord has given the Tenant  30 days written notice  14 days written notice (because the breach causes a clear and imminent danger of serious harm to others or the property of the landlord), that the Tenant is in violation of the lease, and that the Landlord desires to repossess the premises. The written notice is dated \_\_\_\_\_, and a copy of that notice is attached to this complaint.

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At least one Tenant is in the military service.

No Tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_

Specific facts must be given for the Court to conclude that each Tenant who is a natural person is not in the military.

I am unable to determine whether or not any Tenant is in military service.

I solemnly affirm under the penalties of perjury that the contents of the above Complaint are true to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Signature of Landlord/Attorney \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
Printed Name \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
Date Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**DISPOSITION**

The following parties appeared on final trial date:  Landlord  Tenant 1  Tenant 2  Tenant 3  Tenant 4

- Judgment in favor of Landlord
  - By default  After trial  By consent
- For possession of the premises described in the complaint
  - and \$ \_\_\_\_\_ costs.
- Voluntary dismissal by \_\_\_\_\_
  - Landlord  Stipulation of parties

- Case dismissed
  - Landlord FTA  No party appeared
  - Other \_\_\_\_\_
- Judgment for Tenant
  - After trial  By consent
- Execution stayed until \_\_\_\_\_
- Execution stayed by filing an approved appeal bond in the amount of \$ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Judge ID Number