

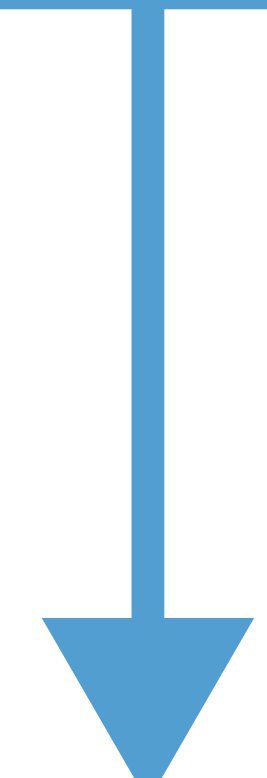
ARE YOU BEHIND ON YOUR RENT?



No Eviction Without Court Order

If a tenant fails to pay the rent on time, the landlord may ask the court to approve the tenant's eviction. That means that a landlord cannot lock a tenant out or force a tenant out by turning off the heat, water, or electricity. If a landlord takes one of these actions without a court order, a tenant can call the police and an attorney or a legal services organization. Similarly, a landlord cannot use eviction to retaliate for filing a complaint or lawsuit. Source: <https://www.peoples-law.org/rent-court-eviction>

YES



NO

If you need housing, food, utility assistance, or other non-emergency needs, call 211.



Important Note: You cannot be evicted without a court order. This means that your landlord cannot lock you out of your home or force you out of the home by turning off the heat, water, or electricity. The landlord cannot intimidate you out of your home. If a landlord takes one of these actions without a court order, a tenant can call the police and an attorney or a legal services organization.

Have you received a written notice from the landlord of intent to file for eviction or received any communication (letter, email, text) from your landlord notifying you that you are behind on rent?

YES

NOTICE OF INTENT TO FILE:

At this stage in the eviction process, Maryland law now requires a 10-day advance notice before the landlord can file for eviction. The landlord provides you with a NOTICE OF INTENT TO FILE A COMPLAINT FOR SUMMARY EJECTMENT (Failure to Pay Rent) notice. See example. This is a formal intent to take action for repossession of the property. You have a legal right to dispute the charges.

Options:

1. Pay the amount listed on the notice within 10 days of receiving the notice. If the amount is not paid within 10 days, the intent to file will be initiated and a court hearing will be scheduled.

2. Court Resources Available:

Alternative Dispute Resolution (ADR) Office:
mdcourts.gov/district/adr/home

Mediation is a widely used dispute resolution process for disputes between landlords and tenants. Mediation is a conversation between the landlord and the tenant that is facilitated by a mediator. Topics discussed in mediation may include: the amount of rent that is due and how and when it might be paid; communication between the landlord and the tenant; a move-out date and conditions of moving out; modifying, extending, or terminating the lease; and/or, other topics important to the landlord and to the tenant. Mediation is available before and after a failure to pay rent case is filed in the District Court of Maryland. To request mediation, visit mdcourts.gov/district/adr/landlordtenant.

Speak with a lawyer for free at a Maryland Court Help Center. Get legal advice, help with forms, and referrals to rental assistance programs. Visit mdcourts.gov/helpcenter or call 410-260-1392. Find a rental assistance program. Visit mdcourts.gov/legalhelp/housing

Call 211 to be connected to legal resources.

NO

Maryland law now requires a 10-day advance notice before the landlord can file for eviction.

Options:

1. If you haven't received a notice yet, try to communicate with your landlord to see if there is a payment plan option available to avoid eviction.
2. Call 211 to be connected to rental assistance resources.



Important Note: You cannot be evicted without a court order. This means that your landlord cannot lock you out of your home or force you out of the home by turning off the heat, water, or electricity. The landlord cannot intimidate you out of your home. If a landlord takes one of these actions without a court order, a tenant can call the police and an attorney or a legal services organization.

Have you received a notice from the courts that an eviction hearing has been scheduled?

YES

FLING

After your landlord files a complaint with the court, you will receive a formal summons from the Maryland District Court. The summons is usually mailed to you and posted on your door or mailbox. It will have the date and time you need to appear in court. It may also have some additional legal resources for you. See example. THIS IS NOT AN EVICTION NOTICE. A judge still needs to rule on your case before you can be removed from your home. Stay in communication with your landlord because you may be able to create a repayment plan or other arrangement that would allow them to dismiss the case. You may also speak with a lawyer for free about rent court at a Maryland Court Help Center. Call 410-260-1392 or visit mdcourts.gov/helpcenter.

Attend court hearing. Make sure you arrive to court early and try to speak to your landlord about coming to an agreement before the judge's ruling. If a tenant does not attend the hearing, the judge will likely automatically rule in favor of the landlord based on tenant's absence. At the hearing, the judge will hear your eviction case and make a ruling. If the judge rules against you, you can appeal within four business days

Options:

1. Click this link for Coordinated Intake System
2. You may also speak with a lawyer for free about rent court at a Maryland Court Help Center. Call 410-260-1392 or visit mdcourts.gov/helpcenter.
3. Call 211 for legal service resources and providers.

NO

Keep an eye out for the notice—you should receive it within three days of your landlord filing the complaint.

The summons is usually mailed to you and posted on your door or mailbox. It will have the date and time you need to appear in court in the upper right-hand corner. It will also list some additional legal resources for you. See example. THIS IS NOT AN EVICTION NOTICE. A judge still needs to rule on your case before you can be removed from your home.

Options:

1. If you do not receive the notice, you can search Case Search for information about the eviction filing.
<https://casesearch.mdcourts.gov/casesearch/>
2. Call 211 to be connected to rental assistance resources.



Important Note: You cannot be evicted without a court order. This means that your landlord cannot lock you out of your home or force you out of the home by turning off the heat, water, or electricity. The landlord cannot intimidate you out of your home. If a landlord takes one of these actions without a court order, a tenant can call the police and an attorney or a legal services organization.

Have you had a court hearing and received a judgment against you?

YES

Warrant of Restitution

If the court rules in the landlord's favor, the tenant has four days to vacate the property. If the tenant does not vacate, the landlord can get a Warrant of Restitution, or WRIT, to physically evict the tenant and remove their possessions. The sheriff or constable must be present during the physical eviction. A Warrant of Restitution is an official document from the court, not your landlord. See example. The Warrant of Restitution does not list the date and time of the eviction, but the tenant can call the constable or sheriff's office with the case number to ask when the eviction will take place.

If you receive a Warrant of Restitution, this is the last step before you are evicted from your home and your last chance to stop the eviction.

Options:

1. Right to Redeem or Pay to Stay: Pay all past due rent, late fees, court costs, and fees by cash, certified check, or money order. This option is not available to tenants who have three or more rent judgments in the past 12 months (four or more in Baltimore City).
2. Your jurisdiction may have rental assistance available for tenants with imminent evictions. The Maryland Department of Housing and Community Development website has information about their Emergency Rental Assistance Program, including where to apply for local emergency rental assistance.
3. If you have a pending rental assistance application, reach out to the appropriate organization to let them know you have a Warrant of Restitution.
4. Call 211 or go to the 211 website to be directed to local rental assistance resources.

NO

Options:

1. Consult with attorney for next steps.
2. Call 211 if you need additional resources for food, housing, utility bill payments, etc.



Important Note: You cannot be evicted without a court order. This means that your landlord cannot lock you out of your home or force you out of the home by turning off the heat, water, or electricity. The landlord cannot intimidate you out of your home. If a landlord takes one of these actions without a court order, a tenant can call the police and an attorney or a legal services organization.

Has the sheriff or constable arrived at your door?

YES

If the sheriff or constable is at your door to evict you, unfortunately, the only remaining option is Right to Redeem or Pay to Stay. If you are unable to pay that amount and are evicted from your household, we encourage you to call 211 to be connected to resources.

NO

Options:

1. Right to Redeem or Pay to Stay: Pay all past due rent, late fees, court costs and fees by cash, certified check, or money order. This option is not available to tenants who have three or more rent judgments in the past 12 months (four or more in Baltimore City).
2. Your jurisdiction may have rental assistance available for tenants with imminent evictions. The Maryland Department of Housing and Community Development website has information about their Emergency Rental Assistance Program, including where to apply for local emergency rental assistance.
3. If you have a pending rental assistance application, reach out to the appropriate organization to let them know you have a Warrant of Restitution.
4. Call 211 or go to the 211 website to be directed to local rental assistance resources.



Important Note: You cannot be evicted without a court order. This means that your landlord cannot lock you out of your home or force you out of the home by turning off the heat, water, or electricity. The landlord cannot intimidate you out of your home. If a landlord takes one of these actions without a court order, a tenant can call the police and an attorney or a legal services organization.