

**NOTICE OF INTENT TO FILE A COMPLAINT FOR SUMMARY EJECTMENT (Failure to Pay Rent)
(Real Property Article § 8-401(c))**

FROM:

Landlord/Agent

Address

City, State, Zip

Telephone

E-mail Address

TO:

Tenant (1)

Tenant (2)

Tenant (3)

Tenant (4)

Address

City, State, Zip

Telephone

E-mail Address(es)

An action for repossession of the property will be initiated if the total amount listed below is not paid within 10 days after receipt of this notice. You have a legal right to dispute the charges.

The past-due rent and late fee amounts claimed by the landlord to be due are:

\$ _____ rent for the months weeks _____ to _____

\$ _____ *late fees for the months weeks _____ to _____

*Due pursuant to the terms of your lease.

\$ _____ *TOTAL

*Does not include other charges related to utilities, services, other fees, fines, and court costs.

At your request, the landlord must promptly provide you an itemized accounting of debits and credits (rental ledger) showing how the landlord came up with the amount they claim you owe.

LANDLORD/AGENT CONTACT INFORMATION

(if different from above)

Phone Number: _____

E-mail: _____

Address: _____

DATE AND METHOD OF DELIVERY

This notice was provided to the tenant by the landlord on _____ Date _____ by:

First-class mail

Affixed to the door of the leased property

Delivered electronically by:

E-mail message

Text message

Electronic tenant portal

Date

Signature of Landlord/Attorney/Agent

Attorney Number

COURT RESOURCES FOR TENANTS

- 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.



Maryland Court Help
Free. Online. In Person. By Phone.



See page 2 for nonprofit legal services organizations that may provide legal advice and representation for tenants who qualify.

Nonprofit Legal Services Organizations – Eviction Help

*These organizations **may** be able to provide legal advice or representation for tenants who qualify.*

| | | | |
|--|--|---|---|
| <p>Allegheny County</p> <p>Allegheny Law Foundation 301-722-3390 alleghenylaw.com</p> <p>Maryland Legal Aid 301-777-7474 mdlab.org</p> | <p>Baltimore County (Continued)</p> <p>Pro Bono Resource Center 443-703-3053 probonomd.org</p> <p>St. Ambrose Housing Aid Center 410-366-8550 x249 stambros.org</p> | <p>Frederick County</p> <p>Maryland Legal Aid 301-694-7414 mdlab.org</p> | <p>Queen Anne’s County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p> |
| <p>Anne Arundel County</p> <p>Community Legal Services 240-391-6370 clspgc.org</p> <p>Maryland Legal Aid 410-972-2700 mdlab.org</p> | <p>Caroline County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p> | <p>Garrett County</p> <p>Maryland Legal Aid 301-777-7474 mdlab.org</p> | <p>St. Mary’s County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p> |
| <p>Baltimore City</p> <p>Disability Rights Maryland (If eviction is related to disability) 410-727-6352 disabilityrightsmd.org</p> <p>Homeless Persons Representation Project (Public/Subsidized Housing) 410-685-6859 hprplaw.org</p> <p>Maryland Legal Aid 410-972-7750 mdlab.org</p> <p>Pro Bono Resource Center 443-703-3053 probonomd.org</p> <p>Public Justice Center 410-625-9409 publicjustice.org</p> <p>St. Ambrose Housing Aid Center 410-366-8550 x249 stambros.org</p> | <p>Carroll County</p> <p>Maryland Legal Aid 301-694-7414 mdlab.org</p> | <p>Howard County</p> <p>Maryland Legal Aid 410-972-2700 mdlab.org</p> | <p>Somerset County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> |
| <p>Baltimore County</p> <p>Maryland Legal Aid 410-427-1800 mdlab.org</p> | <p>Calvert County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p> | <p>Kent County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p> | <p>Talbot County</p> <p>Maryland Legal Aid 410-763-9676 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p> |
| <p>Baltimore County</p> <p>Maryland Legal Aid 410-972-7750 mdlab.org</p> | <p>Cecil County</p> <p>Maryland Legal Aid 410-836-8202 mdlab.org</p> | <p>Montgomery County</p> <p>Maryland Legal Aid 240-314-0373 mdlab.org</p> <p>Montgomery County Bar Foundation 301-424-7651 barmont.org</p> | <p>Washington County</p> <p>Maryland Legal Aid 301-694-7414 mdlab.org</p> |
| <p>Baltimore County</p> <p>Maryland Legal Aid 410-972-7750 mdlab.org</p> | <p>Charles County</p> <p>Maryland Legal Aid 301-932-6661 mdlab.org</p> | <p>Prince George’s County</p> <p>Community Legal Services 240-391-6370 clspgc.org</p> <p>Maryland Legal Aid 301-560-2100 mdlab.org</p> | <p>Wicomico County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p> |
| <p>Baltimore County</p> <p>Maryland Legal Aid 410-972-7750 mdlab.org</p> | <p>Dorchester County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> <p>Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org</p> | <p>Worcester County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> | <p>Worcester County</p> <p>Maryland Legal Aid 410-546-5511 mdlab.org</p> |