

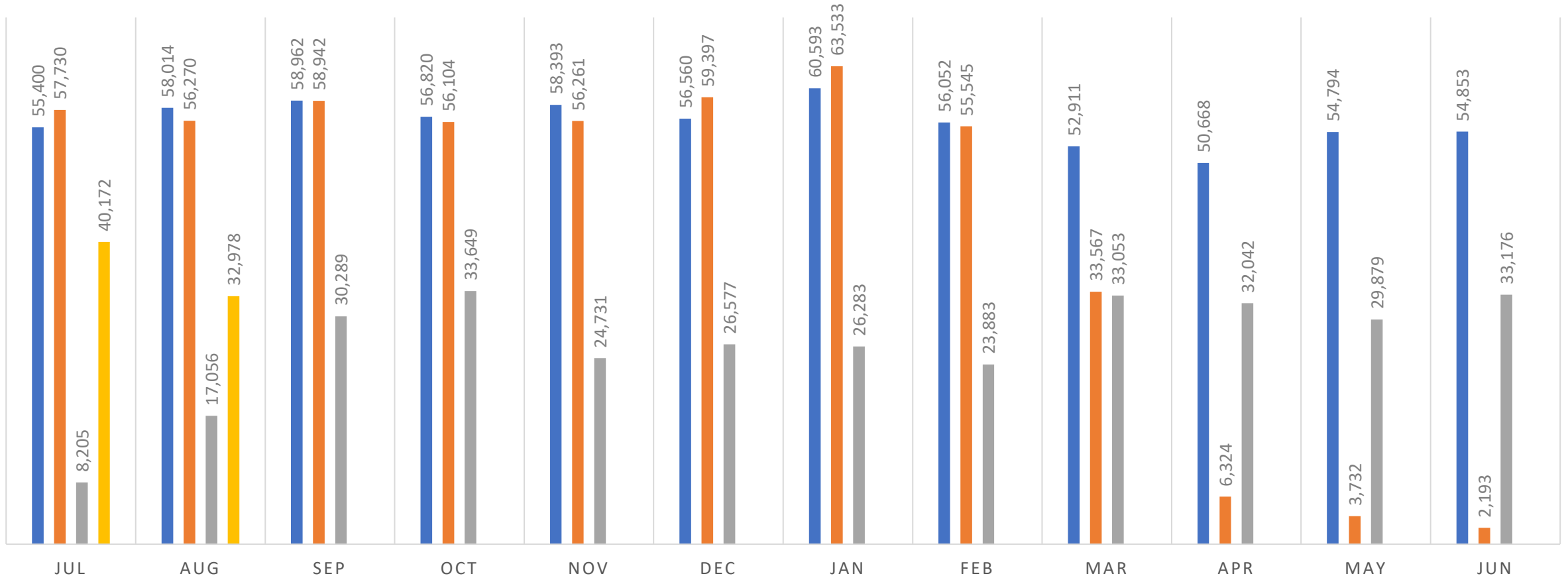
District Court Presentation regarding COVID-19 and Housing

Chief Judge Morrissey
September 2021

Failure to Pay Rent Filings

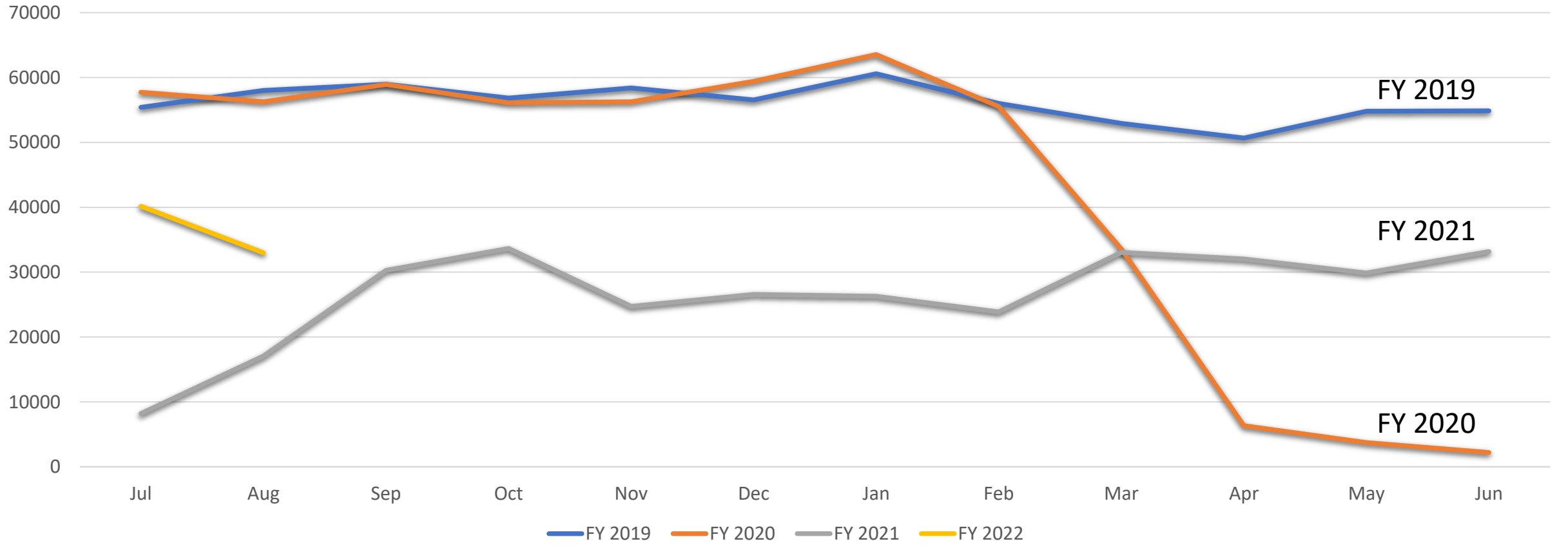
FAILURE TO PAY RENT FILINGS BY FISCAL YEAR

FY 2019 FY 2020 FY 2021 FY 2022



Failure to Pay Rent Filings

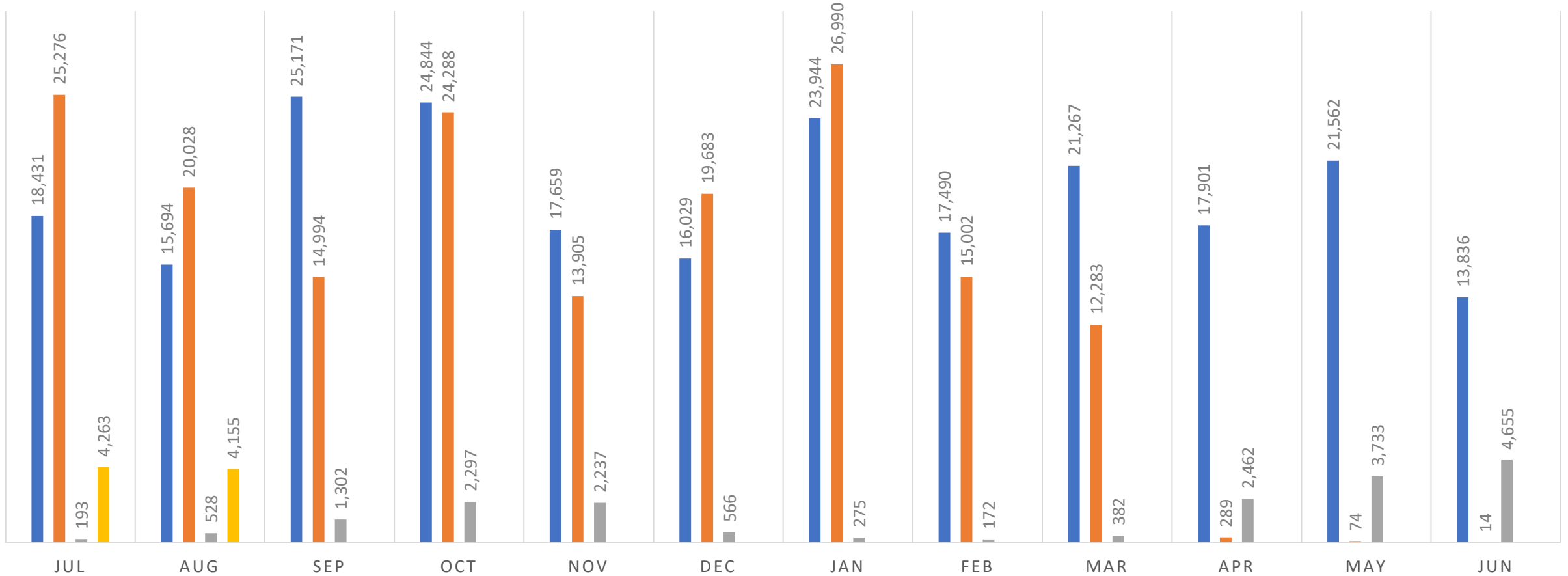
Failure to Pay Rent Filings by Fiscal Year



Warrant of Restitution Filings

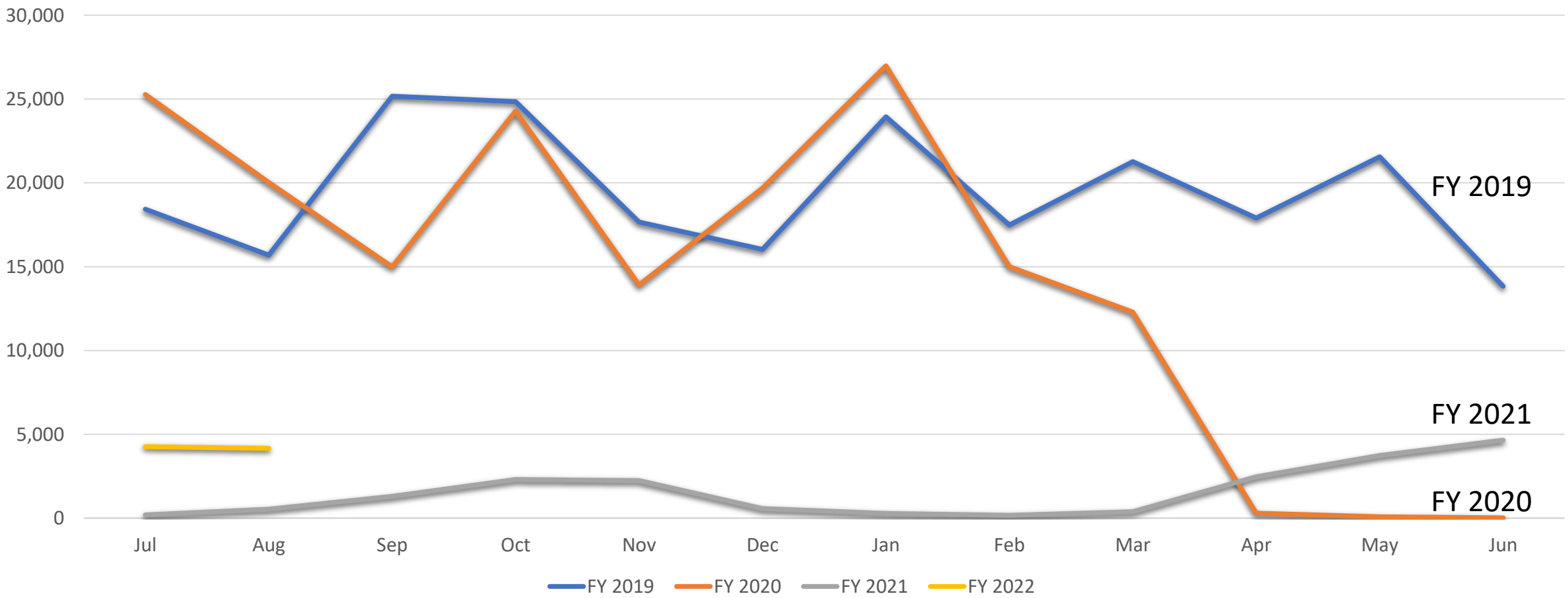
WARRANT OF RESTITUTION FILINGS BY FISCAL YEAR

FY 2019 FY 2020 FY 2021 FY 2022



Warrant of Restitution Filings

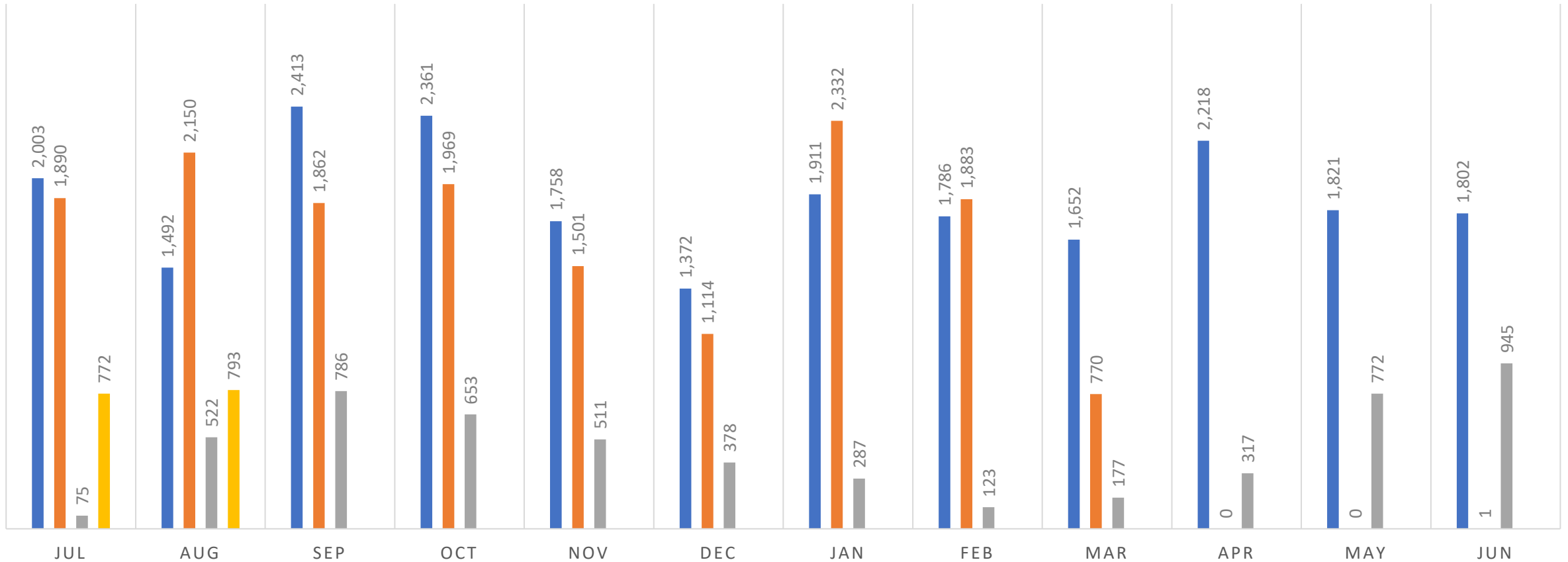
Warrant of Restitution Filings by Fiscal Year



Evictions

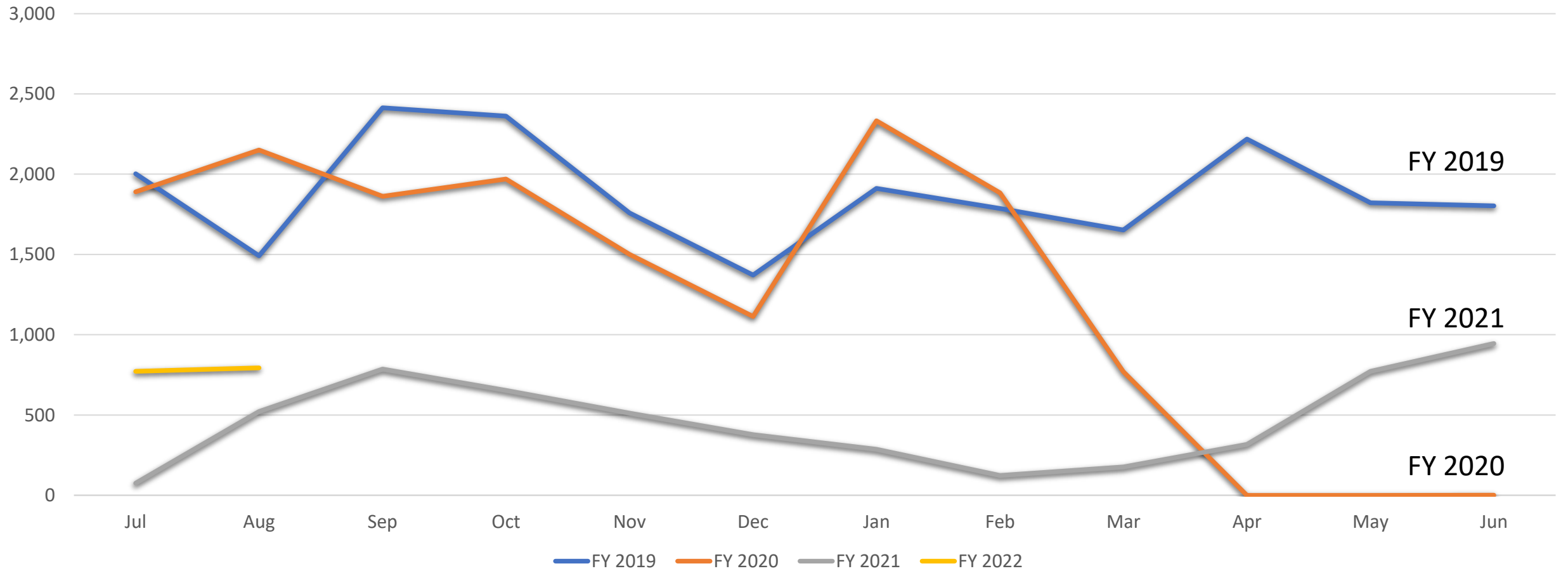
EVICTIIONS BY FISCAL YEAR

FY 2019 FY 2020 FY 2021 FY 2022

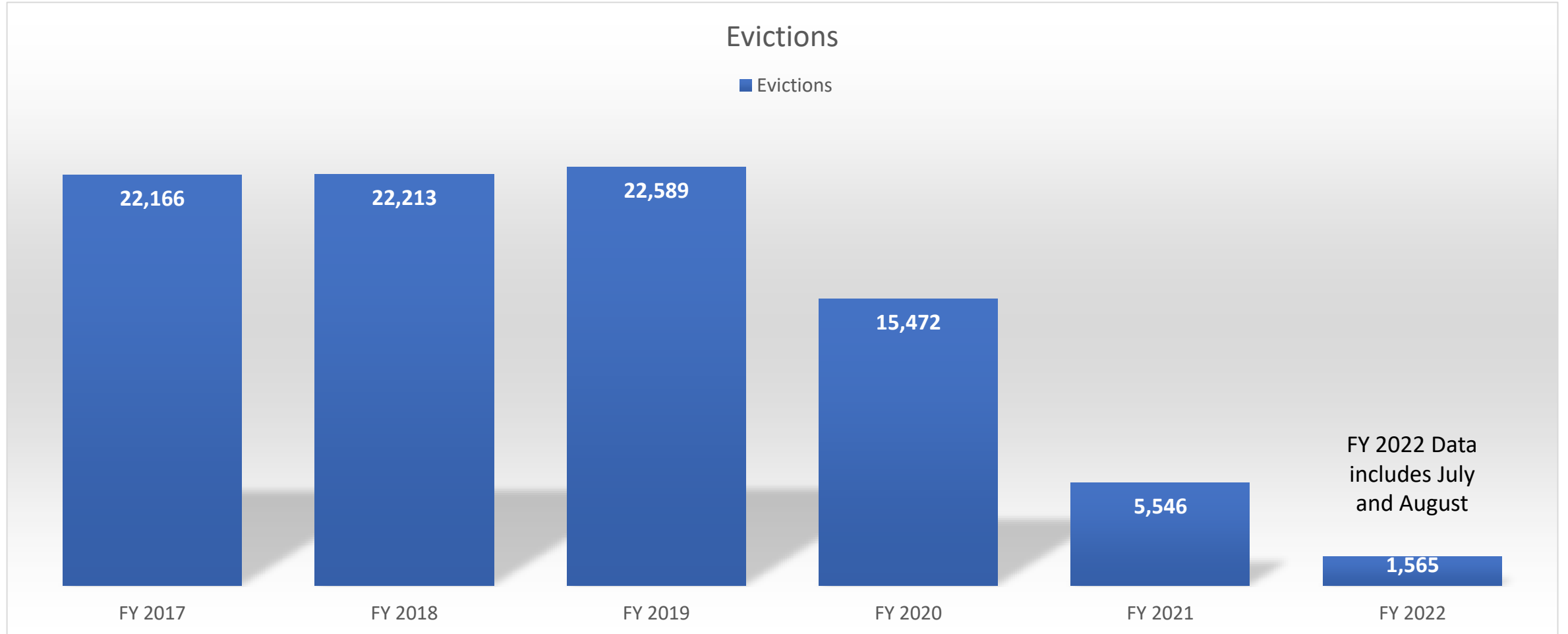


Evictions

Evictions by Fiscal Year



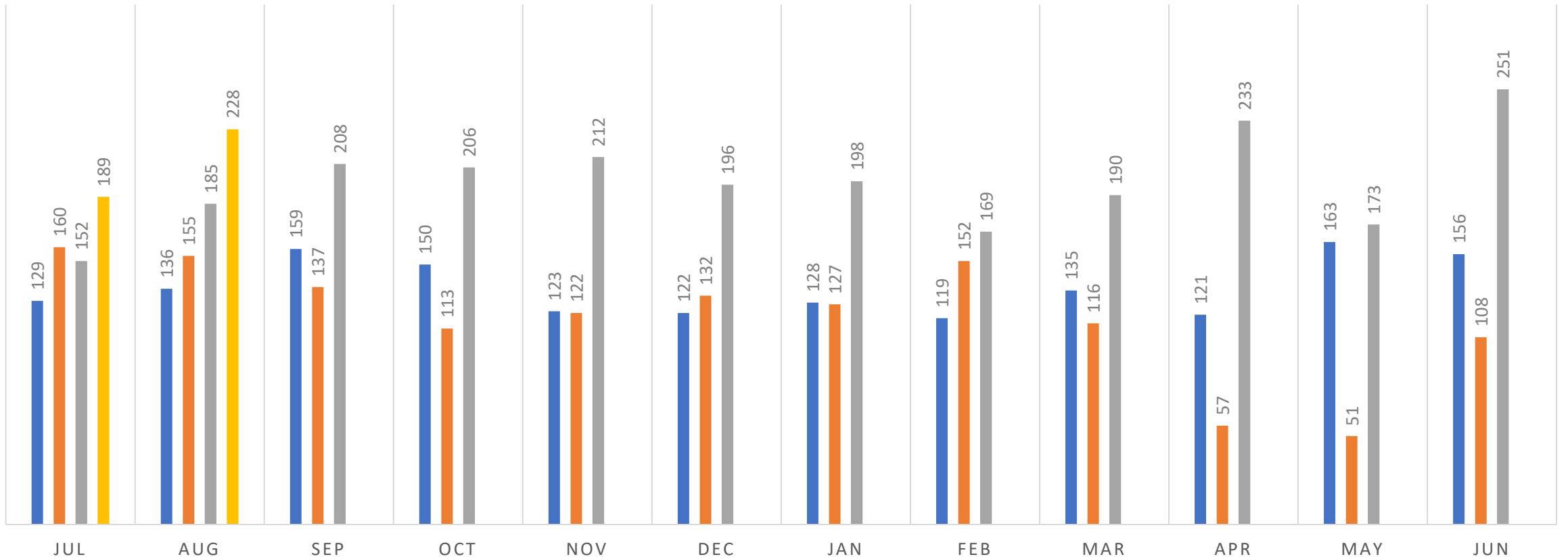
Statewide Evictions by Fiscal Year



Breach of Lease Filings

BREACH OF LEASE FILINGS BY FISCAL YEAR

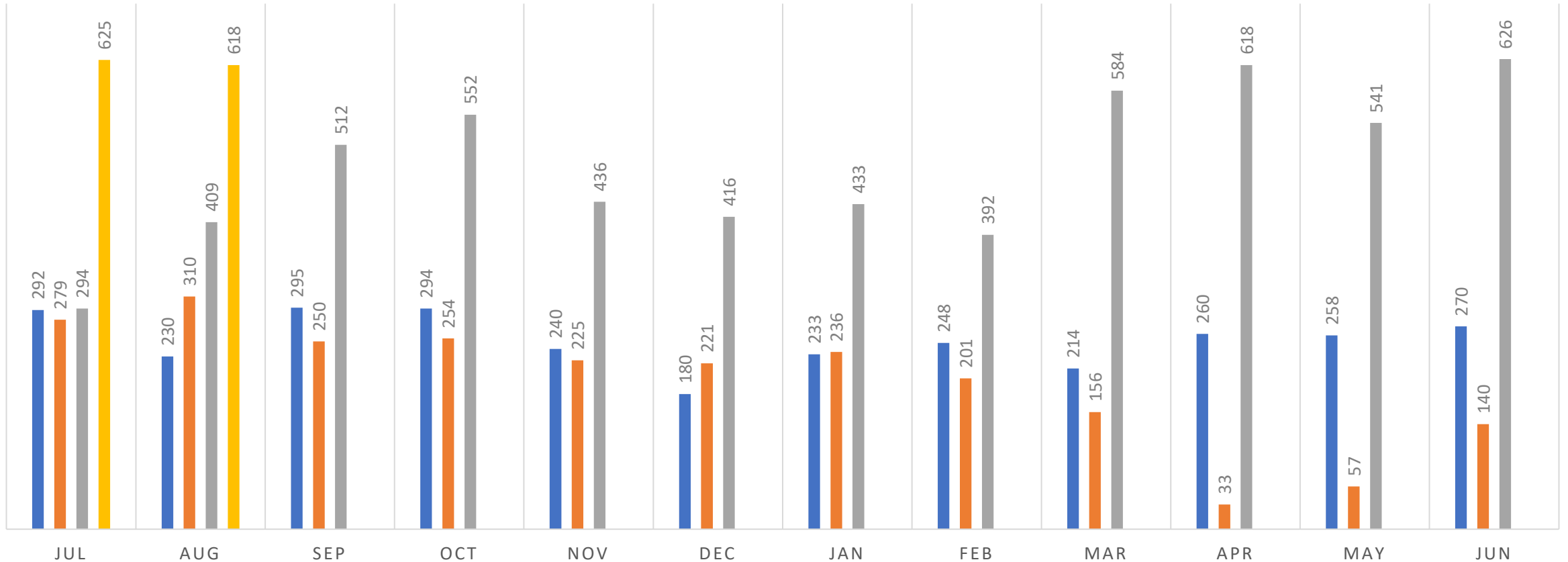
■ FY 2019 ■ FY 2020 ■ FY 2021 ■ FY 2022



Tenant Holding Over Filings

TENANT HOLDING OVER FILINGS BY FISCAL YEAR

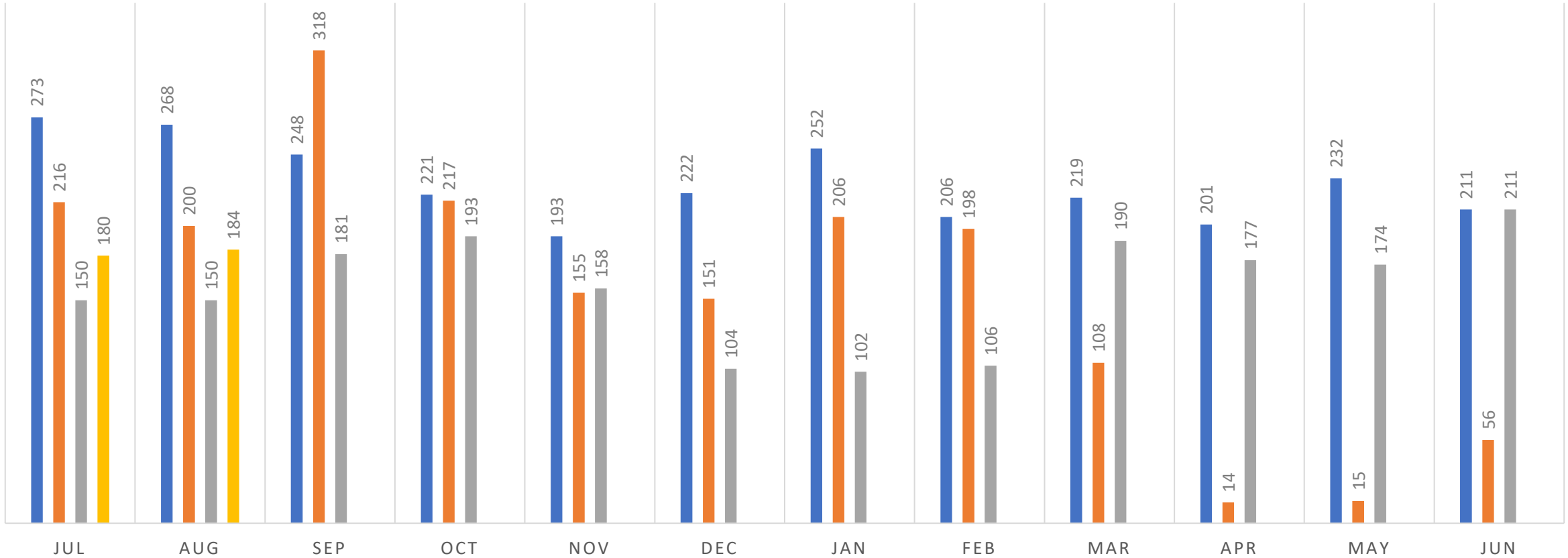
FY 2019 FY 2020 FY 2021 FY 2022



Wrongful Detainer Filings

WRONGFUL DETAINER FILINGS BY FISCAL YEAR

■ FY 2019 ■ FY 2020 ■ FY 2021 ■ FY 2022



PROTECTO
800-772-4302
PROTECTO.COM



STRUGGLING TO PAY RENT DUE TO COVID-19?



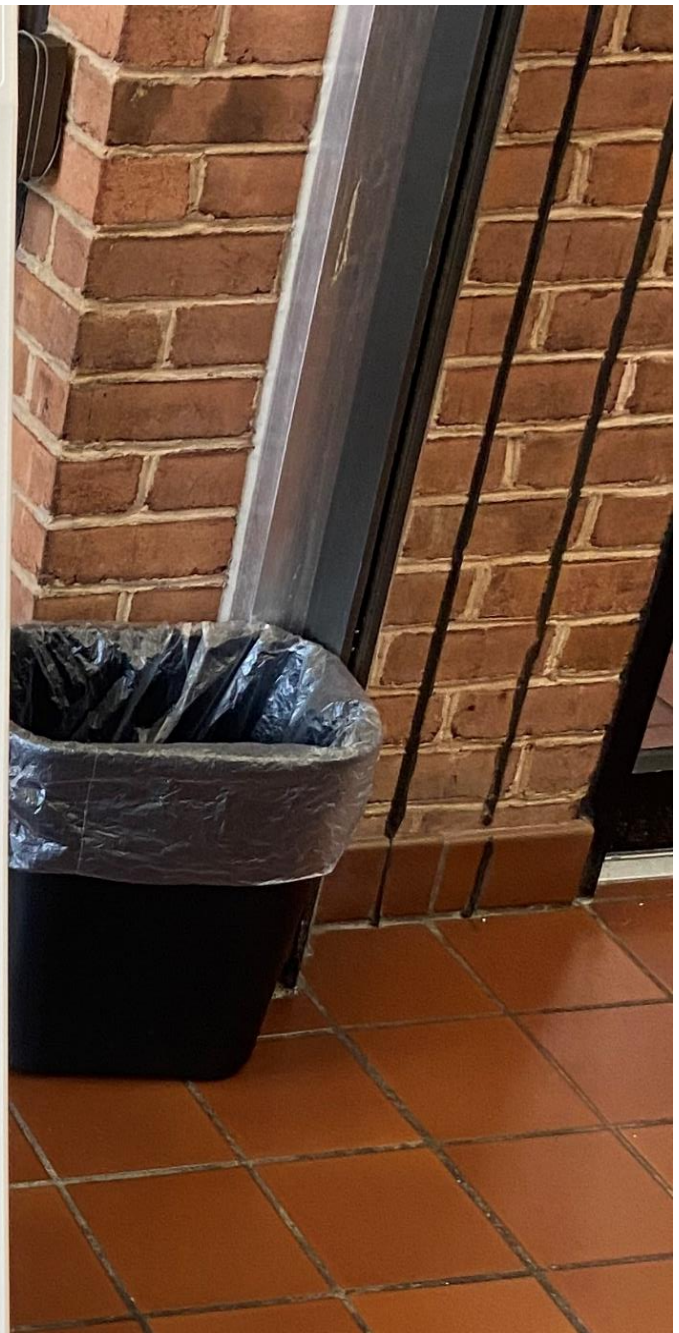
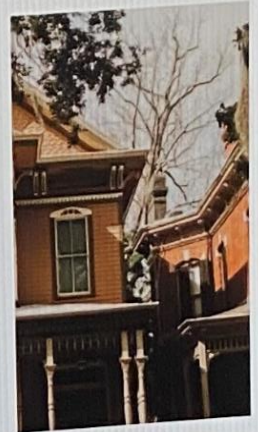
APPLY FOR FUNDS AT THE
MARYLAND EMERGENCY RENTAL ASSISTANCE CENTER
877-546-5595

NEED LEGAL ADVICE? CONTACT THE
MARYLAND COURT HELP CENTER
410-260-1392
mdcourts.gov/helpcenter



Maryland Court Help

Free. Online. In Person. By Phone.



Notice of Intent to File a Complaint for Summary Ejectment Effective 10/1/2021



Maryland Court Help

Free. Online. In Person. By Phone.



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

Rental Assistance may be available to both Landlords and Tenants.
Visit mdcourts.gov/legalhelp/housing or call 410-260-1392.

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 the landlord provides 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 PROVIDING NOTICE

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

- First-class mail – mail service certificate of mailing 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.



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.

Allegany County Allegany Law Foundation 301-722-3390 alleganylaw.com Maryland Legal Aid 301-777-7474 mdlab.org	Baltimore County (Continued) Pro Bono Resource Center 443-703-3053 probonomd.org St. Ambrose Housing Aid Center 410-366-8550 x249 stambros.org	Frederick County Maryland Legal Aid 301-694-7414 mdlab.org	Queen Anne's County Maryland Legal Aid 410-763-9676 mdlab.org Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org
Anne Arundel County Community Legal Services 240-391-6370 clspgc.org Maryland Legal Aid 410-972-2700 mdlab.org	Caroline County Maryland Legal Aid 410-763-9676 mdlab.org Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org	Garrett County Maryland Legal Aid 301-777-7474 mdlab.org	St. Mary's County Maryland Legal Aid 301-932-6661 mdlab.org
Baltimore City Disability Rights Maryland (If eviction is related to disability) 410-727-6352 disabilityrightsmd.org Homeless Persons Representation Project (Public/Subsidized Housing) 410-685-6589 hprplaw.org Maryland Legal Aid 410-972-7750 mdlab.org Pro Bono Resource Center 443-703-3053 probonomd.org Public Justice Center 410-625-9409 publicjustice.org St. Ambrose Housing Aid Center 410-366-8550 x249 stambros.org	Carroll County Maryland Legal Aid 301-694-7414 mdlab.org	Howard County Maryland Legal Aid 410-972-2700 mdlab.org	Somerset County Maryland Legal Aid 410-546-5511 mdlab.org
	Calvert County Maryland Legal Aid 301-932-6661 mdlab.org	Kent County Maryland Legal Aid 410-763-9676 mdlab.org Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org	Talbot County Maryland Legal Aid 410-763-9676 mdlab.org Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org
	Cecil County Maryland Legal Aid 410-836-8202 mdlab.org	Montgomery County Maryland Legal Aid 240-314-0373 mdlab.org Montgomery County Bar Foundation 301-424-7651 barmout.org	Washington County Maryland Legal Aid 301-694-7414 mdlab.org
	Charles County Maryland Legal Aid 301-932-6661 mdlab.org	Prince George's County Community Legal Services 240-391-6370 clspgc.org Maryland Legal Aid 301-560-2100 mdlab.org	Wicomico County Maryland Legal Aid 410-546-5511 mdlab.org Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org
Baltimore County Maryland Legal Aid 410-427-1800 mdlab.org	Dorchester County Maryland Legal Aid 410-546-5511 mdlab.org Mid-Shore Pro Bono 410-690-8128 midshoreprobono.org		Worcester County Maryland Legal Aid 410-546-5511 mdlab.org

Notice of Intent to File a Complaint for Summary Ejectment

Effective 10/1/2021

Page 2:

Includes Legal Service Organizations