# 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 E-mail Address

## TO:

Tenant (1)

Tenant (3) Address

Telephone

Tenant (2)

Tenant (4)

City, State, Zip

E-mail Address(es)

Telephone

### 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 by:

Date

* 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

o **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.**

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**Reset**

**Nonprofit Legal Services Organizations – Eviction Help**

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

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| **Allegany County**Allegany Law Foundation 301-722-3390alleganylaw.comMaryland Legal Aid 301-777-7474mdlab.org | **Baltimore County (Continued)**Pro Bono Resource Center 443-703-3053probonomd.orgSt. Ambrose Housing Aid Center410-366-8550 x249stambros.org | **Frederick County**Maryland Legal Aid 301-694-7414mdlab.org | **Queen Anne’s County**Maryland Legal Aid 410-763-9676mdlab.orgMid-Shore Pro Bono 410-690-8128midshoreprobono.org |
| **Garrett County**Maryland Legal Aid 301-777-7474mdlab.org |
| **Anne Arundel County** | **Caroline County** | **St. Mary’s County** |
| Community Legal Services 240-391-6370clspgc.org | Maryland Legal Aid 410-763-9676mdlab.org |  | Maryland Legal Aid 301-932-6661mdlab.org |
| **Harford County** |
| Maryland Legal Aid 410-972-2700mdlab.org | Mid-Shore Pro Bono 410-690-8128midshoreprobono.org | Maryland Legal Aid 410-836-8202mdlab.org |  |
| **Somerset County**Maryland Legal Aid 410-546-5511 |
| **Baltimore City** | **Carroll County** | **Howard County** | mdlab.org |
| Disability Rights Maryland (If eviction is related to disability) 410-727-6352disabilityrightsmd.orgHomeless Persons Representation Project (Public/Subsidized Housing) 410-685-6589hprplaw.org | Maryland Legal Aid 301-694-7414mdlab.org | Maryland Legal Aid 410-972-2700mdlab.org |  |
| **Talbot County**Maryland Legal Aid 410-763-9676mdlab.orgMid-Shore Pro Bono 410-690-8128midshoreprobono.org |
| **Calvert County**Maryland Legal Aid 301-932-6661mdlab.org | **Kent County**Maryland Legal Aid 410-763-9676mdlab.org |
| Maryland Legal Aid 410-951-7750mdlab.orgPro Bono Resource Center 443-703-3053probonomd.orgPublic Justice Center 410-625-9409publicjustice.orgSt. Ambrose Housing Aid Center410-366-8550 x249stambros.org |  | Mid-Shore Pro Bono 410-690-8128midshoreprobono.org |  |
| **Cecil County**Maryland Legal Aid 410-836-8202mdlab.org | **Washington County**Maryland Legal Aid 301-694-7414mdlab.org |
| **Montgomery County**Maryland Legal Aid 240-314-0373mdlab.orgMontgomery County Bar Foundation301-424-7651barmont.org |
| **Charles County**Maryland Legal Aid 301-932-6661mdlab.org | **Wicomico County**Maryland Legal Aid 410-546-5511mdlab.orgMid-Shore Pro Bono 410-690-8128midshoreprobono.org |
| **Dorchester County**Maryland Legal Aid 410-546-5511mdlab.org | **Prince George’s County**Community Legal Services 240-391-6370clspgc.org |
| **Baltimore County** | **Worcester County** |
| Maryland Legal Aid 410-427-1800mdlab.org | Mid-Shore Pro Bono 410-690-8128midshoreprobono.org | Maryland Legal Aid 301-560-2100mdlab.org | Maryland Legal Aid 410-546-5511mdlab.org |

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