



DISTRICT COURT OF MARYLAND FOR

Located at

200 Duke St. Prince Fred

Property Management of SOMD
3029 Bowie Lane

Huntingtown MD 20639

John Robinson Amy Barrick

11501 Stirrup Lane

Lusby, MD 20657

Affixed on Premises

11/27/2023

Mailed to Tenant

Constable/Sheriff

Served on Party:

No. of tenants 1 2 3 4

CASE NUMBER
TRIAL DATE & TIME

Number of Tenants 2
Case # B-2021-LT-03-000666
Trial Date 08 Nov 2023
Trial Time 9:00am
Subtotal 1044.75
Total 2739.75

FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)

- The property is described as: 11501 Stirrup Lane, Lusby, Maryland.
- Is the property required to be licensed in order to operate as a rental property?
☒ No ☐ Yes, provide License number and expiration date
- The property: ☐ is affected property under § 6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required; MDE inspection certificate number, ☐ is valid for the current tenancy; or ☐ owner is unable to state Certificate No. because: ☐ exempt ☐ tenant refused access or to relocate/vacate for remedial work ☒ The property is not affected.
- The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.
- This ☒ is not ☐ is a government subsidized tenancy ☐ § 8 ☐ other. Tenant is responsible to pay the following amount of rent: \$ 1695.00 due on the First of the ☐ week ☒ month, which has not been paid or reduced to judgment. As of today, rent is due for the ☐ weeks ☒ months of Part Nov. in the total amount of \$ 995.00 less tenant payments of \$ (2010) for utility bills, fees, and security deposits under PU § 7-309 / RP § 8-2123. \$ 995.00 Net Rent. Late charges accruing in or prior to the month in which the complaint was filed for the ☐ weeks ☒ months of Nov. are due in the amount of \$ 49.75. SUBTOTAL \$ 1044.75. TOTAL \$ 2739.75.
- ☒ The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ 1695.00.
- The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the judgments and judgment dates within the past 12 months:
- ☒ All the tenants 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: Tenant Statements. 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 the military service.
- ☐ The tenant is deceased, intestate (not having made a legal will), and without next of kin.
- Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 11/9/23 by ☐ first-class mail - mail service certificate of mailing ☒ affixed to door of the leased property ☒ delivered electronically.

I do solemnly affirm under the penalties of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

Property Management of SOMD
3029 Bowie Lane Huntingtown MD 20639
Signature of Landlord/Attorney/Agent
julia@pmsomd.com
Attorney Number / Party # 3013518559
Date 11/21/23
Reason

SUMMONS

TO the sheriff of this county/constable of this court:
You are ordered to notify the tenant, assignee, or subtenant their known or authorized agent, by personal service, if requested by the landlord, to appear in the District Court a trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at other known address. If personal service is not requested, no person to be served is found on the property or at another known address, you shall affix an attested copy of the sum and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, you are ordered to notify the occupant or next of the deceased tenant by the same procedure, if known.

Markeisha Cross / 757 11/21