



Providing Affordable Rent Court Agent Services for Landlords, Property Managers and Management Companies

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DISCLAIMER

We are not attorneys and do not offer legal advice. The content contained herein is provided for informational purposes only. If you have specific legal questions or need legal advice, please consult an attorney. As a Maryland property owner, it is your responsibility to know Landlord-Tenant law and issues.

PG COUNTY RENT COURT PROCEDURES

Landlord/Agent files a Failure to Pay Rent form with the District Court of Prince George's County, MD. This form will state the amount of rent due and request a judgment for possession of the property, and/or rent due including late fees and any previous awarded court costs.

Landlord must certify that the property is registered with the Maryland Department of Environment (MDE) and has a current lead certificate (certificate number must be listed on the Failure to Pay) if applicable.

The District Court will issue a hearing date. The Sheriff's office will serve a summons to the Tenant to appear in court via mail and in person (or by posting if unable to serve in person).

If the Tenant fails to appear, a default judgment for possession will likely be entered. If the Landlord fails to appear, then the action will be dismissed. Either party has 4 days to appeal the decision.

If no appeal is filed and the Tenant has not satisfied the judgment, the Landlord may file a Warrant of Restitution (also called a “Writ” or “Eviction Notice”). Once the Eviction Notice is signed by the Judge, it will be forwarded to the Sheriff’s office for processing. The Landlord and Tenant will receive a copy via mail.

The Sheriff’s office will contact the Landlord to schedule the eviction date and time. Once the eviction is scheduled, the Sheriff will NOT notify the Tenant of the eviction date. This will be the responsibility of the Landlord.

The Landlord is responsible for removing the belongings of the Tenant (or hiring an eviction company). Minimum staffing requirements are as follows:

- 10 persons (1 bedroom apartment)
- 12 persons (2 bedroom apartment)
- 15 persons (3 bedroom apartment)
- 20 persons (single family home)
- 25 persons (businesses)

IMPORTANT NOTE: If the required number of persons are not present the day of eviction (see above), the sheriff will cancel your eviction.

Please note that an eviction CANNOT take place without the presence of the Sheriff. Landlords should NOT enter the property until the Sheriff arrives or your eviction could be cancelled.

The Tenant has up until the date of eviction to satisfy the Judgment including court costs. Payment must be in the form of cash, money order or certified check. The Landlord should contact the Sheriff's office to cancel the eviction if full payment has been made prior to the eviction date.

If a Tenant has 3 prior judgments in a 12 month period, prior to filing the 4th Failure to Pay Rent action, the Landlord can request a Judgment Absolute, With No Right of Redemption. If a judgment is entered with No Right of Redemption, even if the Tenant satisfies the judgment amount, the Landlord can still evict the Tenant.

IMPORTANT CONTACTS

Prince George's County District Court Clerk

301-699-2789

Prince George's County Sheriff's Office

301-883-7000

Prince George's County Landlord-Tenant Affairs

800-487-6007

IMPORTANT CONTACTS

Prince George's County Housing Code Enforcement

301-883-5810

Maryland Department of Environment

410-537-4199

Prince George's County Rental Licenses

301-883-6100

IMPORTANT CONTACTS

For more information please view
the District Court of MD website at
[http://www.courts.state.md.us/district/forms/civil/
dccv082br.html](http://www.courts.state.md.us/district/forms/civil/dccv082br.html)

OR

People's Law Library at
[http://www.peoples-law.org/housing/ltenant/
legal%20info/PG%20Special%20Rules.htm](http://www.peoples-law.org/housing/ltenant/legal%20info/PG%20Special%20Rules.htm)