



DISTRICT COURT OF MARYLAND FOR

City/County

Located at

Court Address

Case No.

Plaintiff (Tenant)

VS.

Defendant (Landlord)

Address

Address

City State Zip

City State Zip

Serve By:

Sheriff/Constable

Certified Mail

Private Process

PETITION IN ACTION OF RENT ESCROW FOR INJUNCTION

The Tenant respectfully states that:

- 1. he/she rents the property at for the sum of \$ per month week
2. there exists conditions and defects on the leased premises shown above, which constitute, or if not promptly corrected will constitute, a fire hazard or serious threat to the life, health, and safety of occupants thereof, including but not limited to:

- lack of heat, lack of light, lack of electricity, lack of hot or cold running water, (except if the property is a one-family dwelling, or a multi-family dwelling, where the Tenant is responsible for payment of the water charge and where the lack of such water is the direct result of the Tenant's failure to pay the water charge)
lack of adequate sewage disposal
rodent infestation (except if the property is a one-family dwelling)
existence of flaking, loose or peeling lead paint, or lead paint which is accessible to child
structural defect(s) presenting a serious and substantial threat to the physical safety of the occupants
other health or fire hazard

- 3. and that the Landlord was notified by Tenant of the existence of the defects or conditions by certified mail or by actual notice of the defects or conditions or by written violation notice from an appropriate state, county, municipal agency on

- 4. The Landlord has not made the necessary repairs or corrected the condition complained of in the notice to the Landlord found by the Court to exist on , Year, Case No.

- WHEREFORE, the Tenant requests the Court to order that the Landlord repair the defects or correct the conditions alleged above by the Tenant
that the amount of the rent be abated and reduced to \$ per and a rent escrow account be established by this court until the above conditions are corrected by the Landlord and approved as required
that damages be awarded for breach of the covenant of quiet enjoyment or warranty of habitability in the amount of \$
that the Landlord's action for non-payment of rent distress for rent, Case No. be dismissed or that judgment be entered for the Tenant.
At least one Defendant is in the military service.
No Defendant is in the military service and the facts supporting this statement are:

Specific facts must be given for the Court to conclude that each Defendant who is a natural person is not in the military.

- I am unable to determine whether or not any Defendant is in military service.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above Complaint are true and I am competent to testify to these matters.

Date

Tenant's/Attorney's Signature/Attorney I.D.

Signer's Telephone Number

Signer's Address

Signer's Facsimile Number, if any

Signer's E-mail Address, if any

WRIT OF SUMMONS

TO THE DEFENDANT (LANDLORD):

YOU ARE HEREWITH SUMMONED TO APPEAR FOR TRIAL ON at in this Court to Answer an Action of Rent Escrow a Petition for Injunction at the suit of the Tenant in the above case.

Date

Signature

To request a foreign language interpreter or reasonable accommodation under the Americans with Disabilities Act, please contact the Court immediately. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.