

Rent Court / Eviction Filing

The entire Rent Court / Eviction filing process involve 6 basic steps:

1. **File the rent notice (Failure To Pay Rent Notice) complaint.**
(Fill out and mail or hand it into the clerk's office at the District Court House).
 2. **Appear in court.**
(The clerk's office will give you the date and time to appear in court).
 3. **File the Eviction Notice (Warrant of Restitution).**
(After the 4th day of winning and receiving the "Judgment for Possession" from your "Failure To Pay Rent" complaint).
(Fill out and mail or hand it into the clerk's office at the District Court House).
 4. Contact the Sheriff's Department for (Baltimore City notices) and the Constable's Office for (Baltimore County notices). They will schedule a date and time the Eviction will take place.
 5. **Baltimore City Filings only: Tenant Eviction Notification process.** which must include the actual physical Posting / and Photo of the Eviction Notice to the door for you as required by Law. **FYI: (Baltimore City,** requires that a copy of the "NOTICE of EVICTION" is to be mailed out through the regular US Postal Service to the Tenant(s) rental property address FOURTEEN DAYS (14) prior to the actual eviction date and then AGAIN the same "NOTICE of EVICTION" is to be mailed out by way of Certified / Registered mail through the US Postal Service to the Tenant(s) rental property address SEVEN DAYS (7) prior to the actual eviction date and a Photo must be taken of that "NOTICE of EVICTION" Physically Posted to the door of the address of the Tenant(s) rental property and that a copy of that Photo, the Certified / Registered Mail Receipt, and All of the Court Documents/Notices for that specific Tenant(s) rental property, will need to be Available for the Baltimore City Sherriff's Department's Approval at the Date location and Time of the eviction. The eviction will not go through without having all of those necessary important documents and photo at the Date location and Time of the eviction.
 6. **The Eviction.**
(Please have copies or your keys to your rental property and all of your court documents with you when the Sheriff or Constable meets with you at your rental property)(Failure to have all of your documents can result in not going through with the Eviction - cancelling the entire eviction. (If that happens will have to start the entire "Eviction Process" over again from the very beginning).
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