



DISTRICT COURT OF MARYLAND FOR.....

City/County

Located at Case No.....

Court Address

Plaintiff/Counter-Plaintiff (Tenant)

Defendant/Counter-Defendant (Landlord)

VS.

Address

Address

City, State, Zip

City, State, Zip

PETITION [] IN ACTION OF RENT ESCROW [] FOR INJUNCTION

The Tenant respectfully states that:

- 1. [] he/she rents the property located at for the sum of \$..... per month/week
2. [] there exist 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 there, 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 a 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 Defendant in writing 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....., 19....., 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 the amount of \$..... per..... and a rent escrow account 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.

Date

WRIT OF SUMMONS

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

TO THE DEFENDANT/COUNTER-PLAINTIFF (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

ORDER OF COURT

Signature

The Court having made the following findings of fact, to wit: it is

ORDERED as follows:

- [] That the lease between the parties to this action is hereby terminated and the Tenant shall return the possession of the leased premises described in this action to the Landlord, on or before subject to the Tenant's right of redemption.
[] That this action be dismissed.
[] That the amount of rent required by the lease be abated and reduced to the amount of \$..... per..... and paid into an escrow account established by this Court until the above conditions are corrected by the Landlord and approved as required.
[] That the Landlord make the repairs and correct the conditions complained of to wit:
[] That damages be awarded for breach of the warranty of habitability or covenant of quiet enjoyment in the amount of \$
[] Other:

Date

Judge