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HB 62 – Anne Arundel County – Summons for Actions to Repossess for Failure to Pay Rent - Alterations

**Hearing Before the Economic Matters Committee
February 5, 2026**

Position: FAVORABLE

To the Honorable Members of the Economic Matters Committee:

Community Legal Services of Maryland (CLS) strongly supports House Bill 62.

Introduction and Organizational Background

CLS is a nonprofit legal services organization providing free legal services to income-eligible Marylanders. **CLS is a designated Access to Counsel in Evictions (ACE) provider**, through which CLS has **assisted thousands of Anne Arundel County tenants** in Failure to Pay Rent (FTPR) rent actions. Since 2021, CLS has maintained a **daily, in-court presence for failure to pay rent dockets in Anne Arundel County**, appearing **five days a week in both District Court courthouses** - Annapolis and Glen Burnie - beginning promptly at 8:45 a.m.

Our testimony in support of House Bill 62 is informed by sustained, long term, daily courtroom observation and representation in Failure to Pay Rent Cases in Anne Arundel County. While the ACE program has only been in existence since 2021, **several members of our Anne Arundel County Eviction Prevention Program have been representing tenants in Anne Arundel County for more than two decades, each.**

The Problem: Anne Arundel County Is an Outlier in Applying Real Property § 8-401 (The Failure to Pay Rent Statute)

When a complaint for Failure to Pay Rent (FTPR) is filed, under current Maryland law, the Court “shall issue a summons” to be served on the tenant by the Sheriff advising the tenant they must appear for a trial “to be held on the fifth day after the filing of the complaint.” Service by the Sheriff includes mailing a copy of the complaint to the tenant and hand delivery of the complaint to the tenant personally or posting (usually taping) the complaint on the door of the rental unit where the tenant lives. (Maryland Real Property § 8-401)

While § 8-401 applies statewide, Anne Arundel County is the *only* jurisdiction where the five-day requirement for scheduling trial is regularly and strictly followed. Jurisdictions throughout Maryland (other than Anne Arundel) have recognized that holding trial five days after filing is not feasible in practice – not for docket management, not for Sheriff’s Departments tasked with serving complaints, and not for tenants whose due process rights depend on adequate advance notice of trial. **Jurisdictions surrounding Anne Arundel County routinely schedule failure to pay rent cases three to six weeks after filing.**

Allowing more time between filing and trial allows:

- mailed complaints with trial dates to reach tenants *before* the trial date (mailed copies rarely reach tenants before trial Anne Arundel),
- Sheriff’s Departments sufficient time to post complaints a reasonable amount of time before trial, and
- tenants meaningful notice and time within which to seek counsel and prepare defenses.

Efforts to address this issue through the local judiciary have not been successful. Instead, the local judiciary has emphasized that it is constrained by the five-day statutory language, despite the widespread acknowledgment elsewhere that this approach is not workable. A change to the law, as contemplated by this bill, would free the local judiciary to schedule trials on a more reasonable, realistic timeframe.

An Impossible Burden on the Sheriff’s Department

The extreme time constraints imposed by strict compliance with the current statute places an untenable burden on the Sheriff’s Department. Deputized officers often receive hundreds of complaints for service just days before trial and are expected to complete service before 8:45 a.m. on the hearing date. In their valiant efforts to comply with the Court’s order to serve complaints before trial dates, service is often done just one or possibly two days before trial. This is *not* a shortcoming of the Sheriff’s Department. It is the result of an unworkable system that asks officers to complete an impossible task within an unrealistic timeframe.

By extending the time between filing and trial, making clear that civilian employees of the Sheriff’s Department may complete service of process, and including a minimum amount of advance notice to tenants, House Bill 62 appropriately recognizes this reality.

Inadequate Notice and Routine Default Judgments

For years, CLS attorneys have witnessed firsthand the consequences of the current scheduling practices in Anne Arundel County. We see **tenants lose their homes not because their defenses lack merit, but because they were never given a fair opportunity to appear, prepare, or be heard.**

Because Failure to Pay Rent cases in Anne Arundel County are heard at **8:45 a.m.**, service of a complaint the day before trial often results in **less than 24 hours’ notice** for tenants and zero

time within which a tenant can seek counsel or gather evidence. In many cases, tenants receive notice only one day—or even hours—before their hearing. Oftentimes, tenants are served over weekends or on holidays for the next business day, which makes preparation and obtaining counsel even more difficult; we understand it also requires overtime pay for the Sheriff’s team. (While landlords are required to give tenants a 10-Day Notice of Intent to File a FTPR action before they file, that notice does not give any indication as to a trial date or when the case will be filed – the complaint could be filed 11 days later or a couple months in the future.)

Examples of judgments entered against tenants under these circumstances are attached. The Tuesday after Labor Day last year is a perfect example of routine practices in Anne Arundel. Service was made on Labor Day, September 4, 2025, and *many* default judgments were entered during the 8:45am docket the next day. (Not all the default judgments entered that day are attached.) For reference, the date of service is in the middle, at the top, and the judgment/trial date is on the bottom left. This is “normal” practice in Anne Arundel County. Landlords routinely file bulk filings, commonly referred to as “batches,” which may include **200 or more complaints at a time**. CLS regularly observes **default judgments entered on entire batches** of cases where service occurred the day before trial, or in some instances, where there is no indication that service was provided at all.

Further compounding the harm, many of these judgments are entered **without the right to redeem**, permanently stripping tenants of their ability to pay the rent owed and remain in their homes. Under the current Anne Arundel County timeline, tenants simply do not have adequate time to prepare legitimate defenses or meaningfully participate in their own cases.

Conclusion and Request for Favorable Report

House Bill 62 would simply align Anne Arundel County’s practices with those already used throughout the rest of the State—practices that balance statutory requirements with due process and operational realities. It protects due process for tenants and provides much-needed relief to the Sheriff’s Department.

For these reasons, Community Legal Services respectfully urges the Economic Matters Committee to issue a **favorable report** on House Bill 62.



DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY

Located at 251 ROWE BLVD., ANNAPOLIS, MD 21401

E-FILED; Anne Arundel District Court - Annapolis

Docket: 8/29/2025 2:03 PM; Submission: 8/29/2025 2:03 PM

Envelope: 22725796

MCB Quiet Waters LLC/Quiet Waters Landing

Landlord: 1293 Thom Court #2A, Annapolis, MD 21403
Tenant: 12 Brcin Street # 102, Annapolis, MD 21403

Affixed on Premises

Date: 9/4/25

Mailed to Tenant

Constable/Sheriff

Served on Party:

Case Number: D-071-LT-25-73398-009
Trial Date: 9/5/2025 8:45 AM

E-FILED
Anne Arundel District Court - Annapolis
Filed: 8/29/2025 2:03 PM
Number of Tenants: 1

Batch: 9 of 26

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

1. The property is described as: Quiet Waters Landing, 12 Brcin Street # 102, Annapolis, Maryland.

2. Is the property required to be licensed in order to operate as a rental property?
No Yes, provide License number and expiration date: RENT-002077-2024 09/01/2025

3. The property: is not affected property under §6-801, Environment Article; is affected property, MDE registration is current, its registration has been renewed as required; MDE inspection certificate number: 1070042

4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due.
Landlord requests a money judgment (requires personal service).

5. This is not a government subsidized tenancy § 8 other. Tenant is responsible to pay the following amount of rent: \$ 1692.00 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 08/01/2025 - 08/31/2025 in the total amount of \$ 1692.00 less tenant payments of \$ (0) for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3.
Late for the weeks months of 08/01/2025 - 08/31/2025 are due in the amount of \$ 84.60 Net Rent

7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ 1776.60 SUBTOTAL \$

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments: prior case numbers and judgment dates within the past 12 months: TOTAL \$ 1776.60

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin. Verified through DOD at: scra.dmdc.osd.mil/ MILITARY STATUS OF TENANT(S)

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: I am unable to determine whether or not any tenant is in the military service.

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 08/08/2025 by first-class mail - mail service certificate of mailing affixed to door of the leased property delivered electronically - proof of transmission. 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.

Print Name of Signer (Landlord/Attorney/Agent): PO Box 429, Cordova, MD 21625
Signature of Landlord/Attorney/Agent: /s/ Kevin Ian Kane, Esq.
Attorney Number / Party #: 9612180096
Date: 08/29/2025
Address: (240) 507-1735
E-mail: kevin.kane@offitkurman.com
Telephone: (240) 507-1707
Fax: ID # 134834

DISPOSITION

- Postponed at the request of: Tenant Landlord Court Reason:
Judgment in favor of landlord for possession of the premises and costs.
Rent due and unpaid: \$ 1,776.60 plus utility credits of \$ under PU § 7-309 / RP § 8-212.3
Net due and unpaid: \$ by Default Trial Consent No right of redemption
Money judgment for \$ plus costs against: Tenant 1 Tenant 2 Tenant 3 Tenant 4
Voluntary dismissal by: Landlord Stipulation of parties
Case dismissed: Landlord FTA No party appeared Other:
Judgment for tenant

If applicable: Landlord has violated RP §8-216(b) Recovery of possession of the property
Actuate damages of \$ Reasonable Attorney's Fees of \$ and costs
Execution stayed until by filing an approved appeal bond in the amount of \$

Judge: Date: SEP 05 2025

DC-CV-082 (Rev. 10/01/2024)
Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.

SUMMONS

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the landlord should not be granted. Personal service may be performed at any other known address. If landlord has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy thereof to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

Judge: Date: AUG 29 2025



DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY

Located at 251 ROWE BLVD., ANNAPOLIS, MD 21401

E-FILED; Anne Arundel District Court - Annapolis

Docket: 8/29/2025 2:03 PM; Submission: 8/29/2025 2:03 PM

Envelope: 22725787

MCB Quiet Waters LLC/Quiet Waters Landing

Landlord: 1293 Thom Court #2A, Annapolis, MD 21403
Tenant: 12 Bricin Street # 2, Annapolis, MD 21403

Affixed on Premises Date: 9/4/25
Mailed to Tenant Date: 8/29/25
Constable/Sheriff: [Signature]
Served on Party: [Signature]

Case Number: D-071-LT-25-73398-007
Trial Date: 9/5/2025 8:45 AM

E-FILED
Anne Arundel District Court - Annapolis
Filed: 8/29/2025 2:03 PM
Number of Tenants: 2

Batch: 7 of 26

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

- 1. The property is described as: Quiet Waters Landing, 12 Bricin Street # 2, Annapolis, Maryland.
2. Is the property required to be licensed in order to operate as a rental property? No [X] Yes, provide License number and expiration date: RENT-002072-2024, 09/01/2025
3. The property: [X] is not affected property under §6-801, Environment Article; [X] is affected property, [X] MDE registration is current, its registration has been renewed as required; MDE inspection certificate number, 1070042, is valid for the current tenancy; or [] owner is unable to state Certificate No. because: [] exempt [] tenant non-cooperation during remedial work.
4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due. [] Landlord requests a money judgment (requires personal service).
5. This [X] is not [] is a government subsidized tenancy [] § 8 [] other. Tenant is responsible to pay the following amount of rent: \$ 1786.00 due on the First of the [] week [X] month, which has not been paid or reduced to judgment.
As of today, rent is due for the [] weeks [X] months of 08/01/2025 - 08/31/2025 in the total amount of \$ 1786.00 less tenant payments of \$ (0) for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3. \$ 1786.00
Late for the [] weeks [X] months of 08/01/2025 - 08/31/2025 are due in the amount of \$ 89.30 Net Rent
6. SUBTOTAL \$ 1875.30
7. [] The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ []
8. TOTAL \$ 1875.30
9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments; prior case numbers and judgment dates within the past 12 months: []

10. [] The tenant is deceased, intestate (not having made a legal will), and without next of kin. [X] Verified through DOD at: scra.dmdc.osd.mil/
MILITARY STATUS OF TENANT(S)
[X] All the tenants on the lease are listed above. [] At least one tenant is in the military service. [X] No tenant is in the military service and the facts supporting this statement are:
[] I am unable to determine whether or not any tenant is in the military service.
Specific facts must be given for the court to conclude that each tenant who is a natural person is not in the military.

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 08/08/2025 by [X] first-class mail - mail service certificate of mailing [] affixed to door of the leased property [] delivered electronically - proof of transmission. 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.
Offit Kurman PA /S/ Kevin Ian Kane, Esq. 9612180096 08/29/2025

Print Name of Signer (Landlord/Attorney/Agent): PO Box 429, Cordova, MD 21625
Signature of Landlord/Attorney/Agent: kevin.kane@offitkurman.com
Attorney Number / Party #: (240) 507-1707
ID #: 134834

DISPOSITION

[] Postponed at the request of: [] Tenant [] Landlord [] Court Reason:
[] Postponed at the request of: [] Tenant [] Landlord [] Court Reason:
[] The following parties appeared on the final trial date:
[] Landlord [] Landlord's Agent/Attorney [] Tenant 1 [] Tenant 2 [] Tenant 3 [] Tenant 4 [] Tenant's Attorney
[] Judgment in favor of landlord for possession of the premises and costs.
Rent due and unpaid: \$ 1786.30 by: [] Default [X] Trial [] Consent [] No right of redemption
Net due and unpaid: \$ 1786.30 plus costs against: [] Tenant 1 [] Tenant 2 [] Tenant 3 [] Tenant 4
[] Money judgment for \$ plus costs against: [] Tenant 1 [] Tenant 2 [] Tenant 3 [] Tenant 4
[] Voluntary dismissal by: [] Landlord [] Stipulation of parties
[] Case dismissed [] Landlord FTA [] No party appeared [] Other:
[] Judgment for tenant
If applicable: [] Landlord has violated RP §8-216(b) [] Recovery of possession of the property
[] Actual damages of \$ Reasonable Attorney's Fees of \$ and costs
[] Execution stayed [] until by filing an approved appeal bond in the amount of \$
Date: 08/29/2025

SUMMONS

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the landlord should not be granted. Personal service may be performed at any other known address. If landlord has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy thereof to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

AUG 29 2025
Date

DC-CV-082
(Rev. 10/01/2024)

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.



DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY

E-FILED; Anne Arundel District Court - Annapolis

Located at 251 ROWE BLVD., ANNAPOLIS, MD 21401

Docket: 8/29/2025 2:03 PM; Submission: 8/29/2025 2:03 PM

Envelope: 22725785

MCB Quiet Waters LLC/Quiet Waters Landing

Landlord: 1293 Thom Court #2A, Annapolis, MD 21403
Tenant: 10 Brichin Street # 104, Annapolis, MD 21403

Affixed on Premises Date: 9/1/25
Mailed to Tenant
Constable/Sheriff
Served on Party:

Case Number: D-071-LT-25-73398-006
Trial Date: 9/5/2025 8:45 AM
E-FILED
Anne Arundel District Court - Annapolis
Filed: 8/29/2025 2:03 PM
Number of Tenants: 1
Batch: 6 of 26

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

- 1. The property is described as: Quiet Waters Landing, 10 Brichin Street # 104, Annapolis, Maryland.
2. Is the property required to be licensed in order to operate as a rental property?
3. The property is not affected property under §6-801, Environment Article; is affected property, MDE registration is current...
4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due.
5. This is not a government subsidized tenancy...
6. Late for the weeks months of 08/01/2025 - 08/31/2025
7. The landlord requests rent becoming due after the date of filing...
8. SUBTOTAL \$ 1988.70
9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments: prior case numbers and judgment dates within the past 12 months:

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin. Verified through DOD at: scra.dmdc.osd.mil/
MILITARY STATUS OF TENANT(S)
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:

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 08/08/2025 by first-class mail - mail service certificate of mailing affixed to door of the leased property delivered electronically - proof of transmission. 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.

Print Name of Signer (Landlord/Attorney/Agent): PO Box 429, Cordova, MD 21625
Signature of Landlord/Attorney/Agent: /s/ Kevin Ian Kane, Esq.
Attorney Number / Party #: 9612180096
Date: 08/29/2025
Address: (240) 507-1735
E-mail: kevin.kane@offitkurman.com
ID #: T34834
Telephone: (240) 507-1707

DISPOSITION

Postponed at the request of: Tenant Landlord Court Reason:
Judgment in favor of landlord for possession of the premises and costs.
Rent due and unpaid: \$ 1,491.00; minus utility credits of \$ under PU § 7-309 / RP § 8-212.3
Net due and unpaid: \$ by: Default Trial Consent No right of redemption
Money judgment for \$ plus costs against: Tenant 1 Tenant 2 Tenant 3 Tenant 4
Voluntary dismissal by: Landlord Stipulation of parties
Case dismissed Landlord FTA No party appeared Other:
Judgment for tenant
If applicable: Landlord has violated RP §8-216(b) Recovery of possession of the property
Actual damages of \$ Reasonable Attorney's Fees of \$ and costs
Execution stayed or not by filing an approved appeal bond in the amount of \$

SUMMONS

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the landlord should not be granted. Personal service may be performed at any other known address. If landlord has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy thereof to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.

DC-CV-082 (Rev. 10/01/2024)

AUG 29 2025
Date



DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY

E-FILED; Anne Arundel District Court - Annapolis

Located at 251 ROWE BLVD., ANNAPOLIS, MD 21401

Docket: 8/29/2025 2:03 PM; Submission: 8/29/2025 2:03 PM

Envelope: 22725763

MCB Quiet Waters LLC/Quiet Waters Landing

Landlord 1293 Thom Court #2A
Address Annapolis, MD 21403

Affixed on Premises
Date

Case Number: D-071-LT-25-73398-001
Trial Date: 9/5/2025 8:45 AM

City State Zip

Mailed to Tenant

E-FILED
Anne Arundel District Court - Annapolis
Filed: 8/29/2025 2:03 PM
Number of Tenants: 1

Tenant 1 Tenant 2

Handwritten initials

Batch: 1 of 26

Tenant 1 1299 Ashton Court # 3B
Address Annapolis MD 21403
City State Zip

Constable/Sheriff

Served on Party:

Date Date

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

1. The property is described as: Quiet Waters Landing 1299 Ashton Court # 3B, Annapolis, Maryland.

2. Is the property required to be licensed in order to operate as a rental property?
No Yes, provide License number and expiration date RENT-0018 3-2024 09/01/2025

3. The property: is not affected property under §6-801, Environment Article; is affected property, MDE registration is current, its registration has been renewed as required; MDE inspection certificate number, 1070042, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant non-cooperation during remedial work.

4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due.

5. This is not a government subsidized tenancy § 8 other. Tenant is responsible to pay the following amount of rent: \$ 1473.00
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 08/01/2025 - 08/31/2025 in the total amount of \$ 1473.00 less tenant payments of \$ (0) for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3. \$ 1473.00
Late for the weeks months of 08/01/2025 - 08/31/2025 are due in the amount of \$ 73.65 Net Rent

6. SUBTOTAL \$ 1546.65

7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$

8. TOTAL \$ 1546.65

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments: prior case numbers and judgment dates within the past 12 months:

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin. Verified through DOD at: scra.dmdc.osd.mil/
MILITARY STATUS OF TENANT(S)
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:

I am unable to determine whether or not any tenant is in the military service.

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 08/08/2025 by first-class mail - mail service certificate of mailing affixed to door of the leased property delivered electronically - proof of transmission.

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.

Offit Kurman PA /S/ Kevin Ian Kane, Esq. 9612180096 08/29/2025
Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number / Party # Date
PO Box 429, Cordova, MD 21625 (240) 507-1707
Address (240) 507-1735 E-mail kevin.kane@offitkurman.com ID # 134834

DISPOSITION SUMMONS

Postponed at the request of: Tenant Landlord Court Reason:
The following parties appeared on the final trial date:
Landlord Landlord's Agent/Attorney Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant's Attorney
Judgment in favor of landlord for possession of the premises and costs.
Rent due and unpaid: \$ 1546.65 minus utility credits of \$ under PU § 7-309 / RP § 8-212.3
Net due and unpaid: \$ by: Default Trial Consent No right of redemption
Money judgment for \$ plus costs against: Tenant 1 Tenant 2 Tenant 3 Tenant 4
Voluntary dismissal by: Landlord Stipulation of parties
Case dismissed Landlord FTA No party appeared Other:
Judgment for tenant
If applicable: Landlord has violated RP §8-216(b) Recovery of possession of the property
Actual damages of \$ Reasonable Attorney's Fees of \$ and costs
Execution stayed until by filing an approved appeal bond in the amount of \$

TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the landlord should not be granted. Personal service may be performed at any other known address. If landlord has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy thereof to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure.

Judge SEP 05 2025
Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.

AUG 29 2025
Date

DC-CV-082
(Rov. 10/01/2024)



DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY

E-FILED; Anne Arundel District Court - Annapolis

Located at 251 ROWE BLVD., ANNAPOLIS, MD 21401

Docket: 8/29/2025 2:03 PM; Submission: 8/29/2025 2:03 PM

Envelope: 22725782

MCB Quiet Waters LLC/Quiet Waters Landing

Case Number: D-071-LT-25-73398-005
Trial Date: 9/5/2025 8:45 AM

Landlord 1293 Thom Court#2A
Address Annapolis, MD 21403

Affixed on Premises
Date 8/29/25

City State Zip

Mailed to Tenant

Tenant 1 10 Bricin Street # 2
Address Annapolis MD 21403
City State Zip

Constable/Sheriff
Served on Party:

E-FILED
Anne Arundel District Court - Annapolis
Filed: 8/29/2025 2:03 PM
Number of Tenants: 2
Batch: 5 of 26

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

1. The property is described as: Quiet Waters Landing 10 Bricin Street # 2, Annapolis, Maryland.

2. Is the property required to be licensed in order to operate as a rental property?
 No Yes, provide License number and expiration date RENT-002064-2024 09/01/2025

Yes, but unlicensed because: exempt; of reasons under RP § 8-406(c)(1)(iii), (iv), or (v); other:

3. The property: is not affected property under §6-801, Environment Article; is affected property, MDE registration is current, its registration has been renewed as required; MDE inspection certificate number, 1070042, is valid for the current tenancy; or owner is unable to state Certificate No. because: exempt tenant non-cooperation during remedial work.

4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due.
 Landlord requests a money judgment (requires personal service).

5. This is not is a government subsidized tenancy § 8 other. Tenant is responsible to pay the following amount of rent: \$ 1669.00 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 08/01/2025 - 08/31/2025 in the total amount of \$ 369.49 less tenant payments of \$ (0) for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3. \$ 369.49 Late for the weeks months of 08/01/2025 - 08/31/2025 are due in the amount of \$ 47.26 Net Rent

6. SUBTOTAL \$ 416.75

7. The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$

8. TOTAL \$ 416.75

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments: prior case numbers and judgment dates within the past 12 months:

10. The tenant is deceased, intestate (not having made a legal will), and without next of kin. Verified through DOD at: scra.dmdc.osd.mil/

MILITARY STATUS OF TENANT(S)
 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:

I am unable to determine whether or not any tenant is in the military service.

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 08/08/2025 by first-class mail - mail service certificate of mailing affixed to door of the leased property delivered electronically - proof of transmission.

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.

Offit Kurman PA /S/ Kevin Ian Kane, Esq. 9612180096 08/29/2025

Print Name of Signer (Landlord/Attorney/Agent) Signature of Landlord/Attorney/Agent Attorney Number / Party # Date (240) 507-1735 kevin.kane@offitkurman.com ID # 134834

Fax E-mail New Date

DISPOSITION
 Postponed at the request of: Tenant Landlord Court Reason:
 Postponed at the request of: Tenant Landlord Court Reason:

The following parties appeared on the final trial date:
 Landlord Landlord's Agent/Attorney Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant's Attorney

Judgment in favor of landlord for possession of the premises and costs.
Rent due and unpaid: \$ 416.75; minus utility credits of \$ under PU § 7-309 / RP § 8-212.3

Net due and unpaid: \$ 416.75 by: Default Trial Consent No right of redemption

Money judgment for \$ plus costs against: Tenant 1 Tenant 2 Tenant 3 Tenant 4

Voluntary dismissal by: Landlord Stipulation of parties
 Case dismissed Landlord FIA No party appeared Other:

Judgment for tenant
If applicable: Landlord has violated RP § 8-216(b) Recovery of possession of the property

Actual damages of \$ Reasonable Attorney's Fees of \$ and costs

Execution stayed until by filing an approved appeal bond in the amount of \$

Judge ID Number Date SEP 05 2025

DC-CV-082 (Rev. 10/01/2024) Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. www.mdcourts.gov/helpcenter. 410 260-1392.

SUMMONS TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the landlord should not be granted. Personal service may be performed at any other known address. If landlord has not requested personal service, or if at least one person to be served cannot be located and served, affix an attested copy of the summons and complaint conspicuously on the subject property and mail a copy thereof to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. In the case of a deceased tenant, notify the occupant or next of kin of the deceased tenant by the same procedure. AUG 29 2025 Date



DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY

Located at 251 ROWE BLVD., ANNAPOLIS, MD 21401

MCB Quiet Waters LLC/Quiet Waters Landing

E-FILED; Anne Arundel District Court - Annapolis

Docket: 8/29/2025 2:03 PM; Submission: 8/29/2025 2:03 PM

Envelope: 22725770

Landlord information: 1293 Thom Court #2A, Annapolis, MD 21403. Tenant information: 4 Brich Street # 104, Annapolis, MD 21403.

Affixed on Premises

Date 7/4/25

Mailed to Tenant

Constable/Sheriff

Served on Party:

Case Number: D-071-LT-25-73398-002 Trial Date: 9/5/2025 8:45 AM

E-FILED Anne Arundel District Court - Annapolis Filed: 8/29/2025 2:03 PM Number of Tenants: 1

Batch: 2 of 26

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

1. The property is described as: Quiet Waters Landing, 4 Brich Street # 104, Annapolis, Maryland.

2. Is the property required to be licensed in order to operate as a rental property? No [X] Yes, provide License number and expiration date: RENT-002105-2024 09/01/2025

3. The property: [X] is not affected property under §6-801, Environment Article; [X] is affected property, [X] MDE registration is current, its registration has been renewed as required; MDE inspection certificate number, 1070042, is valid for the current tenancy; or [] owner is unable to state Certificate No. because: [] exempt [] tenant non-cooperation during remedial work.

4. The tenant rents from the landlord who asks for possession of the property based on the amount of rent and costs determined to be due. [] Landlord requests a money judgment (requires personal service).

5. This [X] is not [] is a government subsidized tenancy [] § 8 [] other. Tenant is responsible to pay the following amount of rent: \$ 1690.00 due on the First of the [] week [X] month, which has not been paid or reduced to judgment.

As of today, rent is due for the [] weeks [X] months of 08/01/2025 - 08/31/2025 in the total amount of \$ 1690.00 less tenant payments of \$ (0) for utility bills, fees, and security deposits under PU §7-309 / RP § 8-212.3. \$ 1690.00 Late for the [] weeks [X] months of 08/01/2025 - 08/31/2025 are due in the amount of \$ 84.50 Net Rent

6. SUBTOTAL \$ 1774.50

7. [] The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$

8. TOTAL \$ 1774.50

9. The landlord requests foreclosure of the tenant's rights of redemption due to prior judgments: prior case numbers and judgment dates within the past 12 months:

10. [] The tenant is deceased, intestate (not having made a legal will), and without next of kin. [X] Verified through DOD at: scra.dmdc.osd.mil/

MILITARY STATUS OF TENANT(S) [X] All the tenants on the lease are listed above. [] At least one tenant is in the military service. [X] No tenant is in the military service and the facts supporting this statement are:

[] I am unable to determine whether or not any tenant is in the military service.

11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejectment (Failure to Pay Rent) to the tenant on 08/08/2025 by [X] first-class mail - mail service certificate of mailing [] affixed to door of the leased property [] delivered electronically - proof of transmission.

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.

Offit Kurman PA /S/ Kevin Ian Kane, Esq. 9612180096 08/29/2025

Print Name of Signer (Landlord/Attorney/Agent) PO Box 429, Cordova, MD 21625 Signature of Landlord/Attorney/Agent Attorney Number / Party # (240) 507-1707

Address (240) 507-1735 E-mail kevin.kane@offitkurman.com ID # 134834

DISPOSITION section with checkboxes for Postponed, Judgment in favor of landlord, Rent due and unpaid, Net due and unpaid, Money judgment, Voluntary dismissal, Case dismissed, Judgment for tenant, Execution stayed.

SUMMONS TO the sheriff or constable (in Wicomico Co., other process server): you are ordered to notify the tenant, assignee, subtenant, or their agent, by personal service, to appear in the District Court to show cause why the demand of the landlord should not be granted.

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AUG 29 2025 Date