

Sample for Reference Purposes Only. Forms have bilingual format for your convenience, but must be completed and filed with the court in English. 表格样本, 仅供参考. 为了提供便利, 表格采用双语格式, 但向法院提交的表格必须用英语填写。



Located at \_\_\_\_\_ Telephone \_\_\_\_\_  
地址 \_\_\_\_\_ 电话 \_\_\_\_\_  
Court Address 法院地址

City/County 市/县  
Case No. \_\_\_\_\_  
案件编号 \_\_\_\_\_

(1) Plaintiff 原告

vs 诉

(1) Defendant 被告

Address of Plaintiff 原告地址

Address of Defendant 被告地址

City, State, Zip Telephone Number 市、州、邮政编码 电话号码

City, State, Zip Telephone Number 市、州、邮政编码 电话号码

(2) Plaintiff 原告

(2) Defendant 被告

Address of Plaintiff 原告地址

Address of Defendant 被告地址

City, State, Zip Telephone Number 市、州、邮政编码 电话号码

City, State, Zip Telephone Number 市、州、邮政编码 电话号码

COMPLAINT FOR WRONGFUL DETAINER  
非法扣留诉状  
(Real Property § 14-132)  
(房地产 14-132)

Plaintiff alleges that:  
原告宣称:

1. The defendant(s) hold(s) possession of real property known as

Address

被告占有位于下列地址的房地产

地址

2. The defendant is not entitled to possession of the property under the law.

根据法律, 被告无权占有该房地产。

3. The defendant has not been granted possession under a currently valid court order.

根据当前的有效法院命令, 被告未被授予所有权。

4. The plaintiff does not have a remedy under Title 8 of the Real Property article.

根据《不动产法》第 8 条, 原告不享有赔偿。

5. No other exclusive remedy to recover possession of the property is provided by statute or rule.

法令或裁定中未规定其他可收回房产所有权的排他性赔偿。

6. As a result of the wrongful detainer, the plaintiff has incurred damages of \$ \_\_\_\_\_, court costs, and attorney's fees of \$ \_\_\_\_\_ (personal service only)

由于不当拘留, 原告蒙受损失 \_\_\_\_\_ 美元, 诉讼费和律师费 \_\_\_\_\_ 美元。(仅直接送达)

Plaintiff requests

原告请求

that this court immediately summons the person(s) in possession to court to show cause, if any, why possession of the real property described in paragraph 1 should not be restored to the plaintiff(s).

本法院立即传唤占有人出庭, 提出第 1 款所述不动产的所有权不应归还原告的理由(如有)。

Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone.  
需要法律帮助或租金援助吗?与马里兰法庭帮助中心的律师交谈。免费。在线。现场。通过电话。  
mdcourts.gov/helpcenter. 410 260-1392.  
mdcourts.gov/helpcenter. 410 260-1392.

possession of the premises and damages in the amount of \$ \_\_\_\_\_ plus attorney's fees in the amount of \$ \_\_\_\_\_ and court costs in the amount of \$ \_\_\_\_\_. (personal service only)  
房产占有及损坏金额达 \_\_\_\_\_ 美元, 加上律师费 \_\_\_\_\_ 美元以及 \_\_\_\_\_ 美元的法院收费。(仅直接送达)

|  |                         |                             |
|--|-------------------------|-----------------------------|
| Signature of Plaintiff or Attorney<br>原告或律师的签名 | Attorney Number<br>律师编号 | Address<br>地址               |
| Printed Name<br>印刷体姓名                          |                         | City, State, Zip<br>城市、州、邮编 |
| Date<br>日期                                     |                         | Telephone<br>电话             |
| Fax<br>传真                                      |                         | E-mail<br>电子邮件              |

**MILITARY SERVICE AFFIDAVIT**  
**服兵役宣誓书**

Defendant(s) \_\_\_\_\_ is/are in the military service.  
被告 \_\_\_\_\_ 正在服兵役。  
 No defendant is in the military service. The facts supporting this statement are: \_\_\_\_\_

Specific facts must be given for the court to conclude that each tenant who is a natural person is not in the military.  
没有被告正在服兵役。支持这一陈述的事实是: \_\_\_\_\_

必须向法院提供具体事实, 才能断定为自然人的每一名房客均不在服兵役。

I am unable to determine whether or not any defendant is in military service.  Verified through DOD at: [scra.dmdc.osd.mil/](http://scra.dmdc.osd.mil/)  
我无法确定是否有任何被告在服兵役。 通过 DOD 验证: [scra.dmdc.osd.mil/](http://scra.dmdc.osd.mil/)

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

本人郑重声明, 据本人所知、所晓、所信, 本文件内容属实, 如有不实, 愿按伪证罪论处。

Date  
日期

Signature of Plaintiff or Attorney  
原告或律师签名

**WRONGFUL DETAINER SUMMONS**  
**非法扣留传票**

**To the above-named defendant(s) (person(s) in possession):** you are hereby summoned to appear in the District Court shown above on \_\_\_\_\_ at \_\_\_\_\_  AM  PM and to show cause, if any, why possession of the real property described in this Complaint should not be restored to the plaintiff(s).

**致上述被告(占有人):** 特此传唤您于 \_\_\_\_\_ 时 上午 下午在上述地区法院出庭, 并提出理由(如有), 说明本诉状所述不动产为何不应归还原告。

**To the sheriff or constable:** You are ordered to personally serve the person(s) in possession with this summons. If the person(s) in actual possession cannot be found after two good faith efforts on different days, then you shall:

**致警长或治安官:** 兹命令您将本传票直接送达实际占有人。若经两个不同日期进行两次善意努力后仍未能找到实际占有人, 则您应当:

(1) file an affidavit with the court describing the good faith efforts to serve the person(s) in possession;  
向法院提交宣誓书, 说明为送达实际占有人所作的善意努力;

(2) mail a copy of the complaint by certified mail, return receipt requested, and by first class mail, to the last known address of the person(s) in actual possession and, if different, to the address of the residential property of the residential property subject to the complaint; and

通过要求回执的保证邮件以及普通邮件, 将诉状副本邮寄至实际占有人的最后已知地址, 且(若地址不同)则还需寄至申诉所列住宅房产的地址; 并

(3) affix an attested copy of the summons conspicuously on the property regardless of whether the defendant can be located.  
将经过公证的传票副本张贴于该房产的显眼位置(无论能否联系到被告)。

\*Service must be made within four (4) business days after the complaint is filed.

\*送达工作必须在诉状提交后四 (4) 个工作日内完成。

Date  
日期

Clerk  
书记官

NOTE: Information about available protections for pets during an eviction can be found through the Maryland Department of Agriculture's website at [mda.maryland.gov/Pages/Pets-and-eviction.aspx](http://mda.maryland.gov/Pages/Pets-and-eviction.aspx).

注意:有关驱逐期间可用的宠物保护措施的信息可以在马里兰州农业部网站获取:[mda.maryland.gov/Pages/Pets-and-eviction.aspx](http://mda.maryland.gov/Pages/Pets-and-eviction.aspx)。

To request a foreign language interpreter or a 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.

如要求提供外语口译员服务或根据《美国残疾人法案》要求提供合理的便利服务,请立即与法院联系。法院设施内的指定区域可能限制或禁止持有和使用手机和其他电子设备。

**SHERIFF/CONSTABLE RETURN TO COURT**

**警长/治安官返回法院**

I personally served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to \_\_\_\_\_, a person in actual possession of the

Name

本人已将传讯令状、诉状和所有支持材料的副本送达至

\_\_\_\_\_, 申诉所列房产的

姓名

subject property on:

实际占有人:

\_\_\_\_\_  AM  PM at \_\_\_\_\_.

Date

Time

Location

上午 下午, 位于 \_\_\_\_\_。

日期

时间

地点

The person I left the papers with acknowledged being: (1) a resident of above listed address; and (2) of suitable age and discretion.

我将文件留给以下接收人:(1) 以上所列地址的住户;(2) 年龄适当, 具备适当判断力。

Description of the person served: Race \_\_\_\_\_ Sex \_\_\_\_\_ Ht \_\_\_\_\_ Wt \_\_\_\_\_ Hair \_\_\_\_\_ Eyes \_\_\_\_\_ Age \_\_\_\_\_

送达对象说明: 种族 \_\_\_\_\_ 性别 \_\_\_\_\_ 身高 \_\_\_\_\_ 体重 \_\_\_\_\_ 头发颜色 \_\_\_\_\_ 眼睛颜色 \_\_\_\_\_ 年龄 \_\_\_\_\_

Other \_\_\_\_\_

其他 \_\_\_\_\_

A person in actual possession of the property could not be found after two good faith efforts on different days. These good faith efforts consisted of:

经两个不同日期进行两次善意努力后, 未能找到该房产的实际占有人。上述善意努力包括:

Effort (1): \_\_\_\_\_

Effort

Date

Time

努力 (1): \_\_\_\_\_

努力

日期

时间

Effort (2): \_\_\_\_\_

Effort

Date

Time

努力 (2): \_\_\_\_\_

努力

日期

时间

Further, I mailed a copy of the Summons and Complaint by both certified mail, return receipt requested, and first-class mail, to the last known address of the person(s) in actual possession. If this address is different than the address of the subject property, then I mailed a copy of the Summons and Complaint by both certified mail, return receipt requested, and first-class mail to address of the subject property. I also affixed an attested copy of the summons conspicuously on the subject property on \_\_\_\_\_.

Date

此外, 本人已通过要求回执的认证邮件以及普通邮件, 将传票与诉状副本寄送至实际占有人最后已知地址。如果该地址与申诉所列房产地址不同, 则本人亦通过要求回执的认证邮件和普通邮件将传票与诉状副本寄送至申诉所列房产地址。本人另于 \_\_\_\_\_ 将经过公证的传票副本张贴于申诉所列房产的醒目位置。

日期

I hereby certify under penalty of perjury that the contents of the aforesaid return are true and correct.

本人谨此以伪证罪受罚为担保, 证实前述回执内容真实无误。

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Date

日期

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Signature of Sheriff/Constable

警长/治安官签名

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Printed Name

楷签姓名