

Maryland Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/maryland-eviction-process>

Maryland eviction cases are heard in the District Court. Before filing a nonpayment case, a landlord must give the tenant 10 days of written notice on the Judiciary's form, and a tenant can usually stop the eviction by paying everything owed before it is carried out.

Key points

- Before filing a failure to pay rent case, the landlord must give the tenant written notice, on a form created by the Maryland Judiciary, that the landlord will file if the tenant does not pay within 10 days.
- For a breach of lease, the landlord gives 30 days of written notice before filing, or 14 days when the tenant's conduct shows a clear and imminent danger of serious harm.
- State law does not require a reason to end a month to month tenancy or a lease at the end of its term, but the landlord must give at least 60 days of written notice; some localities add just cause rules.
- Landlord and tenant cases are filed in the District Court of the county where the property is located.
- In a nonpayment case the summons sets trial for the fifth day after the complaint is filed, and the tenant answers at that trial. In practice many courts schedule trial later than the statutory date.

Maryland at a glance

Rule	Maryland	Law
Notice for unpaid rent	Before filing a failure to pay rent case, the landlord must give the tenant written notice, on a form created by the Maryland Judiciary, that the landlord will file if the tenant does not pay within 10 days.	Md. Code, Real Property 8-401
Notice for a lease violation	For a breach of lease, the landlord gives 30 days of written notice before filing, or 14 days when the tenant's conduct shows a clear and imminent danger of serious harm.	Md. Code, Real Property 8-402.1
Ending a tenancy without cause	State law does not require a reason to end a month to month tenancy or a lease at the end of its term, but the landlord must give at least 60 days of written notice; some localities add just cause rules.	Md. Code, Real Property 8-402

Rule	Maryland	Law
Where the case is filed	Landlord and tenant cases are filed in the District Court of the county where the property is located.	Md. Code, Real Property 8-401 and 8-402
Tenant response time	In a nonpayment case the summons sets trial for the fifth day after the complaint is filed, and the tenant answers at that trial. In practice many courts schedule trial later than the statutory date.	Md. Code, Real Property 8-401
Removal after judgment	The judgment orders possession within four days after trial; the landlord then has 60 days to request a warrant of restitution, which a sheriff or constable carries out, or the judgment is struck. Either side may appeal within 4 days of the judgment.	Md. Code, Real Property 8-401
Typical overall timeline	A nonpayment case often takes about one to two months from the 10 day notice to the eviction.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	10 days	Md. Code, Real Property 8-401
Notice period for a lease violation	30 days	Md. Code, Real Property 8-402.1
Tenant response after the case is served	5 days	Md. Code, Real Property 8-401
From judgment to removal	4 days	Md. Code, Real Property 8-401
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- Md. Code, Real Property 8-401
- Md. Code, Real Property 8-402.1
- Md. Code, Real Property 8-402
- Md. Code, Real Property 8-401 and 8-402
- District Court of Maryland cost schedule
- Md. Code, Real Property 8-216
- Md. Code, Real Property 8-203 (HB 693, 2024)
- Md. Code, Real Property 8-211 (HB 1117, 2024)

Official sources:

- Maryland Code, Real Property Article, Title 8 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/Laws/StatuteText?article=grp&section=8-401&enactments=false>
- Renters' Rights and Stabilization Act of 2024, HB 693, Chapter 124 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/Legislation/Details/hb0693?ys=2024RS>
- Tenant Safety Act of 2024, HB 1117, Chapter 125 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/Legislation/Details/hb1117?ys=2024RS>
- Maryland Courts: landlord and tenant cases: <https://www.mdcourts.gov/>

General information, not legal advice. Check current law and talk to a Maryland attorney before you act. Last reviewed October 29, 2026.