

Prince Georges County

What you need to know as the property owner

(this information is taken from the Prince George's County MD website)

DISCLAIMER

We are not attorneys and do not offer legal advice. The content contained herein is provided for informational purposes only. If you have specific legal questions or need legal advice, please consult an attorney. As a Maryland property owner, it is your responsibility to know Landlord-Tenant law and issues.

1. Once the judge signs and issues a Warrant of Restitution, a copy will be mailed to you and the tenant.

THE ORIGINAL IS MAILED TO THE OFFICE OF THE SHERIFF. The original is the only copy enforceable. It is also at this time you will be contacted to schedule service.

Since court orders are specific, deputies will only enforce orders that reflect the true legal address of the premises.

2. The address of your complaint and all pertinent court documents must be accurate and complete; any orders bearing even minor discrepancies in the address CANNOT be enforced.

- The address must be clearly displayed on the property.
- The outside of the building must be identifiable as the address on the Warrant of Restitution (eviction order).
- **If the building contains more than one residence or office, each must be clearly identified and appropriately marked.**

3. If the address is located in a remote area or the address differs from the physical location, directions to the property should be included on a separate document to assist the deputy.

- A day time phone number and a contact person on the Warrant of Restitution is needed so a deputy can make arrangements with you to schedule an eviction.
- **Apartment complexes will need to include the name of the apartments and a number to the rental office.**

4. Once your Warrant of Restitution is Scheduled, it is important that you arrange for sufficient personnel to physically remove the tenant's property to the nearest public roadway (businesses) or area designated by the deputy.

- **You may hire an eviction service for this task.**

- . Minimum staffing must be apparent when the deputy arrives to enforce the order.
- It is important to remember that the deputy can cancel a scheduled service of the order if it is determined that the crew is insufficient or fails to meet minimum staffing requirement.

- **Eviction Staffing Requirements**

- *(make sure the eviction company you hire know the rules for eviction)*
- 10 persons (1 bedroom apartment)
- 12 persons (2 bedroom apartment)
- 15 persons (3 bedroom apartment)
- 20 persons (single family home)
- 25 persons (businesses)

All persons on the crew must be able-bodied and be capable of lifting heavy objects and furniture. We strongly recommend that you make thorough arrangements for a suitable crew and appropriate equipment to accomplish

Entering the Property

Please do not enter the property prior to the deputy's arrival. The deputy must be the FIRST person to enter the premises on the day of enforcement.

Phone Numbers

Prince George's County District Court Clerk
301-699-2789

Prince George's County Sheriff's Office
301-883-7000

Prince George's County Landlord-Tenant Affairs
800-487-6007

Prince George's County Rental Licenses
301-883-6100