



Understanding Evictions in Baltimore

BALTIMORE CITY
SHERIFF SAM COGEN

Message from Sheriff Sam Cogen

Eviction is stressful, but it's important to be proactive and understand your rights as a tenant in Baltimore City. If you think you will be evicted soon or are falling behind on rent, consider reaching out to a lawyer or one of the free resources below as soon as possible. If money is tight, some of these resources offer help with food, utility bills, and other daily essentials.



Financial Assistance Available



Case Management



Legal Assistance



Other Services
(Food, Baby Items, Medical Resources, Addiction, etc.)

Baltimore City Community Action Partnership (CAP) Centers
bmorechildren.com/cap
Walk-ins welcome Monday-Friday from 9 a.m.-3:30 p.m.

• **Eastern CAP Center**
1731 East Chase St.
Baltimore, MD 21213
Bus Routes:
21, BROWN, GOLD, PURPLE.

• **Northern CAP Center**
5225 York Rd.
Baltimore, MD 21212
Bus Routes: 56, RED.

• **Northwest CAP Center**
3939 Reisterstown Rd.
Baltimore, MD 21215
Bus Routes: 82, 83, 85.

• **Southern CAP Center**
606 Cherry Hill Rd.
Baltimore, MD 21225
Bus Routes: 26, 71.

• **Southeast CAP Center**
3411 Bank St.
Baltimore, MD 21224
Bus Routes: 21, 22, NAVY, BLUE.

Consumer Protection Division, Office of The Attorney General of Maryland
Consumer Hotline: 410-528-8662
www.marylandattorneygeneral.gov/Pages/CPD/default.aspx

Department of Social Services
mydmthink.maryland.gov/home
Emergency assistance may be available to families with a minor (21 years and under) at home.
Must have Warrant of Restitution. Cannot be a public housing or housing choice voucher program/Section 8 recipient.

Franciscan Center
101 West 23rd St.
Baltimore, MD 21218
Bus Routes: 21, 51, GOLD, SILVER, PURPLE.
410-467-5340
www.fcbmore.org
Must have Warrant of Restitution. Must live in 21217 or 21218 ZIP codes.

Gedco Cares
401 Woodbourne Ave.
Baltimore, MD 21212
Bus Routes: 30, 52, RED.
443-470-6545
gedco.org/community-services
Walk-in for rental assistance Mondays and Thursdays from 9 a.m.-11 a.m.
Must live in 21210, 21212, 21239, or 21218 ZIP codes.

Legal Aid Bureau
500 East Lexington St.
Baltimore, MD 21202
Bus Routes: 54, 76, 154, BLUE, BROWN.
888-465-2468
Complete an intake form at mdlab.org.
Walk-ins welcome Mondays, Wednesdays, and Fridays from 8:30 a.m.-2:30 p.m.

Maryland District Court Help Center
501 East Fayette St., 3rd Floor
Baltimore, MD 21202
Bus Routes: 5, 6, 8, 19, 20, 36, 150, 160, 310.
410-260-1392
courts.state.md.us/helpcenter/inperson/dc
Walk-ins welcome Monday-Friday from 8:30 a.m.-4:30 p.m.
Online chat available.

People's Law Library
410-260-1392
peoples-law.org
Online chat available.

Pro Bono Resource Center of Maryland
410-837-9379
probonomd.org/for-legal-help
Call the tenant hotline at 443-703-3053.
No walk-ins. Available by appointment only.

Public Justice Center
410-625-9409
publicjustice.org

Samaritan Center
17 West Franklin St.
Baltimore, MD 21201
Bus Routes: 29, 40, 77, 80, BLUE.
667-600-3700
cc-md.org/programs/samaritan-center
Must have court notice, Warrant of Restitution, or eviction notice. Cannot be a public housing or housing choice voucher program/Section 8 recipient. Eligibility for financial assistance resets every 12 months.

Salvation Army
sa-md.org/centralmaryland/baltimore-county-baltimore-city-services
Check site for fund availability. Assistance only covers the current month's rent. You must pay prior months before applying.

Senior Legal Services
111 N. Calvert St., Suite 631
Baltimore, MD 21202
Bus Routes: 51, 94, SILVER, YELLOW, PURPLE.
Intake Phone Number: 410-396-1322
baltimoreseiorlegalservices.org
Intakes are available by appointment or on a walk-in basis Monday-Thursday from 10:00 a.m. to 12 p.m.
Must live in Baltimore City and be 60 or older.

United Way of Central Maryland
If you don't qualify for rental assistance or need help finding resources, call 211.

VA Community Resource & Referral Center
209 W. Fayette St.,
Baltimore, MD 21201
Bus Routes: 76, 78, NAVY, ORANGE, PURPLE.
410-637-3246
va.gov/HOMELESS/crrc.asp
Online chat available.



Have questions? Contact the Sheriff's Office Eviction Services team at 410-396-7412 or visit baltimorecitysheriff.gov.

★ TIPS FOR TENANTS FACING EVICTION

1. If you fall behind on rent or think you're going to be evicted, reach out to legal and financial resources as early as possible. Flip this page over for a list of free financial and legal resources.
2. You may be able to get support for other bills, like food and utilities, allowing you to use available funds to pay rent.
3. Your landlord cannot evict you to get back at you for complaints or lawsuits. If you believe you're being discriminated against or are being threatened with illegal fees or your landlord is neglecting repairs, you are protected by the law. Research "tenant rights" and reach out to a lawyer for assistance.

EVICTION PROCESS

Eviction isn't easy for anyone involved—that's why the Baltimore City Sheriff's Office (BCSO) is here to make sure things go smoothly, by upholding the law and offering support to displaced Baltimoreans. An overview of the eviction process is outlined below. Understanding how this eviction works can empower you to make decisions that may help you stay in your current home.

1 Warrant of Restitution

If a Baltimore City judge decides a tenant owes rent and has not paid, appealed, or posted bond, the judge will order a Warrant of Restitution, instructing the BCSO to evict the tenant. A signed Warrant of Restitution will be mailed to both the tenant and the landlord. The full payment must include all costs included in the order.

2 Scheduling Eviction

After a Warrant of Restitution is signed by a judge, your landlord will work with the Sheriff's Office to schedule an eviction. Eviction must be scheduled far enough in advance for the landlord to provide sufficient notice to the tenant(s).

3 Landlord Notifies Tenant of Eviction Date

Your landlords must provide notice of the eviction date in two separate ways:

1. By First-Class mail with a certificate of mailing, at least 14 days before the scheduled eviction.
2. By posting notice on the premises, at least 7 days before the scheduled eviction.

4 Options for Tenants

Before the scheduled eviction, you have two options:

1. You can "pay and stay." Unless prevented by the judge, you may be able to pay the amount ordered, which may include back rent and fees, with cash, a certified check, or money order.
2. Move out. The only way to protect your belongings is to move them out before the eviction date.

5 At the Eviction

On the scheduled eviction date, a member of the Sheriff's Office will arrive to oversee one of the following scenarios:

1. A landlord or agent must be present to change the locks on the property and take back possessions.
2. If you are present and have the right to "pay and stay," the Sheriff's Office representative will require the landlord or agent to accept payment and the eviction will be cancelled.
3. The Sheriff's Office representative will verify that the landlord provided sufficient notice to tenants. Tenants may challenge whether the appropriate notices were properly sent. If the Sheriff has doubts, the issue will be referred back to a Baltimore City judge, who will decide whether the eviction is cancelled or not.

6 Property Disposal

After an eviction, your property is considered abandoned and may be disposed of by the landlord.

- It is illegal for landlords to dump abandoned property on any public setting, like streets, sidewalks, or alleys. **Call 911** to report illegal dumping by landlords.
- Landlords are required to dispose of abandoned property by transporting it to a landfill, donating it, or other lawful means.

The information contained herein is not legal advice and is not a substitute for, and does not replace the advice or representation of, a licensed attorney.