

Harford County Sheriff's Eviction Proceedings

Evictions may be scheduled only after the original "Warrant of Restitution" has been signed by the judge and sent to the Sheriff's Office. There are occasions when the landlord will receive a copy of the "Warrant of Restitution" (sometimes a week) before the Sheriff's Office gets the signed original document. However, the Sheriff's Office must receive its copy before the clerk can schedule the eviction for the next available date.

Evictions are scheduled Monday through Friday at 10:00 AM and 1:00 PM.

Landlord's Responsibility

On the day of the eviction, the landlord or their representative must be present at the time of the eviction and should provide the following:

- It is recommended that a crew of 4-8 people be available to remove the tenant's items and any necessary equipment from the residence.
- The equipment and crew should be sufficient to complete the eviction within the time allotted.
- A locksmith is needed to gain entry and/or change the locks.
- Equipment for moving a mobile home if the eviction involves ground rent.
- Tools are required for the disassembling of any large items (if required for removal).
- The contents are to be placed on the edge of the property's curtilage. It is the responsibility of the landlord to remove the abandoned property.
- **Unavailability of sufficient or timely resources may result in the cancellation of the eviction.**

Weather Conditions

An eviction shall not be canceled due to rain or snow. If the temperature is **below 32 degrees** or **above 95 degrees** on the date of the eviction, it shall be canceled and rescheduled for a later date. Evictions may be canceled if an emergency occurs, so the deputies are reassigned.

Cancellations

The landlord should notify the Civil Unit as soon as possible if an eviction has been canceled due to payment or other settlement with the tenant. If the eviction is canceled by the Sheriff's Office, due to the landlord's failure to have sufficient people or equipment to complete the eviction, the "Civil Unit" shall attempt to reschedule the eviction date before the Warrant of Restitution expires.