

HOWARD COUNTY SHERIFF'S OFFICE LANDLORD TENANT UNIT PROCEDURES FOR EVICTION SET-UP

Landlords will be contacted by the Howard County Sheriff's Office's Landlord-Tenant Unit to schedule an eviction after a Maryland District Court judge signs a warrant of restitution.

RULES FOR EVICTIONS

On the day of the eviction, a crew organized by the landlord will remove the tenant's personal belongings. To ensure a smooth and efficient eviction process, it is advisable for landlords to hire a professional moving company. While maintenance staff can offer assistance, it is not recommended.

- Single Family Residence: Requires a crew of at least 10 people
- Townhouse/Rowhouse: Requires a crew of at least 8 people
- Apartment/Condominium: Requires a crew of at least 6 people

The final size of the crew will be determined by the deputy on-site, based on their assessment of the property.

Landlords will provide a locksmith to help gain entry to the residence and change the locks after the eviction is completed.

Evictions will be postponed due to inclement weather, as determined by the deputy based on current local forecasts. The Landlord-Tenant Unit will inform the landlord of any rescheduling.

On-site Deputies have the discretion to cancel, postpone, and or reschedule evictions due to extenuating circumstances (e.g., special needs of the tenant, Deputy safety, etc.).

Landlords are responsible for accurately reporting unpaid balances to the District Court and the deputy at the time of eviction. If the tenant has paid the amount specified on the Warrant of Restitution and the warrant is not marked as "No Right of Redemption," the eviction cannot proceed, even if there is an outstanding balance on the tenant's account.

Landlords are advised to consult with their attorneys to ensure they file for the full amount owed and explore the possibility of requesting a "No Right of Redemption" on the Warrant of Restitution.