

City of Gaithersburg – State of Maryland (HB 767) Tenant Informational Sheet Effective October 1, 2025

A new Maryland law, the Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over (HB 767), gives tenants more notice before an eviction.

This law applies to all rental properties in Gaithersburg and throughout Maryland.

BEFORE AN EVICTION

- Your landlord must give you at least six (6) days' written notice before the Sheriff carries out an eviction.
- The notice must be:
 - mailed to you by first-class mail with a certificate of mailing,
 - posted on your front door, and
 - if possible, sent electronically (email or text).
- The notice must include:
 - the District Court summary ejectment case number
 - the tenant's name as listed in the court case
 - the address of the leased premises
 - the date the warrant of restitution was ordered by the court
 - the initial scheduled date of the eviction
 - A statement that repossession may occur unless the tenant:
 - Returns possession of the premises to the landlord; or
 - If applicable, a statement showing the total amount due to redeem the property
 - A statement that this is the final notice of the intended repossession, even if delayed
 - The following statement:
 - You could lose all your personal belongings left inside your home when the eviction occurs. Local laws and practices about the disposal of any of your personal belongings upon eviction vary.
 - You may seek advice by calling 211 for a legal referral or by contacting the District Court Help Center at 410.260.1392 or www.courts.state.md.us/helpcenter to speak to an attorney.
 - The landlord's telephone number, email address, and mailing address

For questions or assistance understanding your rights, contact:

City of Gaithersburg – Neighborhood Services Division – Rental Housing
301-258-6340

RentalHousing@GaithersburgMD.gov

31 S Summit Avenue, Gaithersburg, MD 20877

gaithersburgmd.gov/services/neighborhood-services