



EVICTIONS ANNUAL REPORT

FISCAL YEAR 2025

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INTRODUCTION

This report serves as a companion document to the **Landlord Tenant & Eviction Dashboard**, developed in compliance with Maryland Code, Real Property § 14-133. Enacted in 2022, this Maryland law requires the Judiciary of Maryland to collect and report monthly eviction case data. Additionally, the Department of Housing and Community Development (DHCD) is tasked with hosting a public-facing dashboard for analyzing this data and producing an annual report on evictions.

State law requires the Judiciary to report specific data for each **warrant of restitution** and **writ of possession** issued following a judgment for possession of residential property. The required data includes:

- The **county and zip code** of the residence
- The **date of execution** of the warrant or writ
- The **type of action** that led to the issuance of the warrant or writ

Key Terms and Case Types

A **warrant of restitution** is issued by the District Court when a judgment for possession is entered in favor of a landlord, and the tenant has not vacated the property voluntarily. This document authorizes the local sheriff's office to perform a forcible eviction. The landlord may request the warrant of restitution 7 days after the judgement for possession is entered, and no more than 60 days after the judgment.

We report on two key metrics: the total number of warrants of restitution, which may or may not have resulted in evictions, and the number of warrants of restitution that were executed and led to evictions. Five primary case types may lead to such an eviction in Maryland, as reflected in both the dashboard and this report:

1. **Breach of Lease:** Filed when a landlord believes the tenant has violated the lease agreement. This action seeks eviction.
2. **Distress and Distraint for Rent:** Allows a landlord to take legal action when they believe a tenant, typically a business operator, owes a significant amount of unpaid rent. Through this process, the landlord can seize and sell the tenant's possessions located on the leased premises, using the proceeds from the sale to recover the unpaid rent.
3. **Failure to Pay Rent:** Filed when a landlord claims the tenant owes back rent. This action may seek eviction and monetary damages for unpaid rent.
4. **Tenant Holding Over:** Filed when a landlord alleges that a tenant has remained in the property after the lease term has expired. This action can be used to seek eviction and, potentially, monetary damages for unpaid rent.
5. **Wrongful Detainer:** Filed by a property owner or lawful occupant to evict someone who is not legally entitled to occupy the property.

A **writ of possession** is issued by the Circuit Court in foreclosure cases when a judgment for possession is entered in favor of a mortgage company or plaintiff and the homeowner has not vacated the property voluntarily. Like warrants of restitution, these writs authorize the sheriff to conduct a forcible eviction.

Bill Implementation Timeline

- **January 1, 2023** – The District Court began collecting data on landlord-tenant rental eviction cases involving forcible evictions executed by the sheriff's office under a warrant of restitution. Cases where the

warrant was canceled, expired, or redeemed by the tenant paying overdue rent were not included at this stage.

- **May 2023** – DHCD published the first **Eviction Dashboard**, featuring eviction case data from the first quarter of 2023.
- **June 2023** – The District Court expanded data collection to include all issued warrants of restitution. The Circuit Court also began collecting eviction data related to writs of possession in foreclosure cases.
- **April 2024** – Maryland enacted the Renters’ Rights and Stabilization Act of 2024 (RRSA). The legislation expanded the information District Courts must collect in landlord-tenant rental eviction cases. This provision of RRSA had a delayed implementation date, and the District Court must begin collecting this data October 1, 2025; as such the expanded data is not reflected in this report.

Scope of the Current Report

This report covers landlord-tenant eviction cases involving forcible evictions conducted by sheriff’s offices from July 1, 2024 through June 30, 2025, corresponding with the state’s 2025 Fiscal Year.

It is important to note that the data for recent months may be incomplete due to processing delays in the collection and transmission of eviction case data between the sheriff’s offices, the Judiciary, and DHCD. Additional details on the data collection process can be found on page 19: **Data Collection Process**.

Maryland Landlord-Tenant Evictions

Fiscal Year 2025

EXECUTIVE SUMMARY

The Fiscal Year 2025 Evictions Annual Report provides a comprehensive analysis of eviction activity in Maryland, highlighting trends and key insights from data collected by the Judiciary under Maryland Code, Real Property § 14-133. This legislation mandates the collection and reporting of eviction case data to enhance transparency and inform policy decisions. The findings call attention to the persistent challenges of housing instability, particularly in urbanized counties, and the dominant role of rent arrears in driving evictions statewide.

Key Findings

1. Eviction Volume and Trends

- A total of **17,386 evictions** occurred in FY 2025.
- This is a **9% reduction** in evictions from FY 2024.

2. Primary Cause of Evictions: Failure to Pay Rent

- **Failure to Pay Rent** accounted for nearly **90%** of all evictions, emphasizing its role as the leading cause of housing insecurity.
- This category's prominence shows the need for policies and programs that focus on creating more affordable units, increasing the availability of rental subsidy programs to help households afford market rent, and scaling up eviction prevention financial assistance.

3. Regional Concentration of Evictions

- Eviction activity is highly concentrated in urban counties, with **Baltimore County (25.26%)**, **Baltimore City (22.89%)**, and **Prince George's County (20.36%)** collectively representing nearly **69%** of evictions statewide from July 1, 2025 to June 30, 2025.
- In FY25, Baltimore County and Baltimore City had a disproportionately high share of statewide evictions relative to their share of statewide renter households and housing-cost burdened renters (households paying more than 30% of their income on rent). Baltimore City represented 22.89% of statewide evictions while comprising only 17.3% of the statewide renter households and only 18.1% of state renters who are housing cost-burdened. Baltimore County represented 25.26% of statewide evictions while comprising only 14.6% of statewide renter households and only 14.9% of state renters who are housing cost-burdened.
- In FY25, Montgomery County had a disproportionately low share of statewide evictions (7.71%) relative to their share of statewide renter households (17.7%) and share of state renters who are housing cost-burdened (18.1%) and pay more than 30% of their household income on rent.
- Maryland's rural counties¹, as identified by the Rural Maryland Council, reported fewer evictions, likely due to the total renter population, making up less than **20%** of the state's total renter households.

4. Other Eviction Categories

- **Tenant Holding Over** and **Wrongful Detainer** collectively account for approximately **8.3% of evictions**. These categories are particularly notable in **Baltimore City**, **Baltimore County**, Montgomery County, and **Prince George's County**, reflecting diverse housing challenges beyond rent arrears.
- **Breach of Lease** remains a minor cause of evictions, representing only **2%** of evictions statewide.

¹ Allegany, Calvert, Caroline, Carroll, Cecil, Charles, Dorchester, Frederick, Garrett, Harford, Kent, Queen Anne's, Somerset, St. Mary's, Talbot, Washington, Wicomico, Worcester

Policy Implications and Recommendations

The report highlights the need for interventions in high-burden jurisdictions, particularly **Baltimore County**, **Baltimore City**, and **Prince George's County**, to address housing insecurity and prevent evictions.

Recommendations include:

- Expanding **access to legal counsel in evictions and emergency rental assistance**, with targeted outreach and assistance to areas with high eviction rates.
- Supporting the staffing and technology needs of the Judiciary, sheriff offices, and Maryland DHCD to enhance data collection and quality, collect demographic data on tenants facing eviction, and reduce the time needed to process, report, and visualize eviction data.
- Exploring alternative dispute resolution methods to mitigate evictions, particularly in non-rent-related cases like **Tenant Holding Over** and **Wrongful Detainer**.
- Conducting further research and identifying the negative factors causing disproportionately high eviction rates in Baltimore County and Baltimore City relative to their share of the state's renter households and housing cost-burdened renters. Similarly, identifying the positive factors causing the disproportionately low eviction rates in Montgomery County relative to their share of the state's renter households and housing cost-burdened renters.

Conclusion

The data clearly shows that Maryland's housing challenges are concentrated in urban areas, where larger populations face the most eviction activity. The overwhelming role of **Failure to Pay Rent** highlights a systemic issue of housing affordability that requires attention. Through continued data-driven analysis and targeted policy action, Maryland can work toward reducing eviction rates and fostering housing stability for its residents.

FISCAL YEAR 2025 RENTAL EVICTION SUMMARY

Key Takeaways:

1. Statewide Overview

- A total of **17,386 evictions** were recorded in FY 2025.
- **Failure to Pay Rent** overwhelmingly dominated, comprising **89.7% (15,591)** of all evictions.

2. Top Contributing Jurisdictions

- **Baltimore County** had the highest eviction count with **4,392 cases (25.26%)**, driven predominantly by **Failure to Pay Rent** cases.
- **Baltimore City** followed closely with **3,979 cases (22.89%)**, primarily from **Failure to Pay Rent** cases, but also with a noteworthy number of **Wrongful Detainer** and **Tenant Holding Over** and cases at **9%** and **5.5%** of the evictions, respectively, in Baltimore City.
- **Prince George's County** ranked third, contributing **3,539 cases (20.36%)**, predominantly **Failure to Pay Rent** cases.
- Although the number of evictions in **Cecil County** was low at 268 evictions, that number is **3% of all renter households** in the county. That percentage, relative to the total number of renter households in the county, puts the percentage of renter households experiencing eviction in Cecil County to be on par with the percentage of renter households in Baltimore City and Prince George's County.

3. Jurisdictions with the Least Evictions

- 13 counties had less than **1% (174)** of the total statewide evictions occurring in their jurisdiction during FY 2025. Nine counties – **Calvert, Caroline, Carroll, Garrett, Kent, Queen Anne's, Somerset, Talbot, Worcester** – reported fewer than 60 evictions during Fiscal Year 2025.

4. Eviction Category Insights

- **Tenant Holding Over** cases accounted for **4% (705)** of statewide evictions, with notable activity in **Baltimore City, Baltimore County, Montgomery County, and Prince George's County**.
- **Wrongful Detainer** cases made up **4% (737)** of statewide evictions, and were concentrated in urban jurisdictions like **Baltimore City and Baltimore County**.
- **Breach of Lease** cases were rare, comprising only **2% (353)** of all evictions, with higher numbers in urban jurisdictions.

5. Regional Trends

- **85%** of all evictions occurred in Maryland's urban and suburban jurisdictions (Anne Arundel, Baltimore County, Baltimore City, Montgomery County, Prince George's, and Howard County). The majority of all evictions statewide (**68.5%**) occurred in **Baltimore County, Baltimore City, and Prince George's County**, underscoring the concentration of eviction activity in these areas.
- With **15%** of evictions statewide, Maryland's rural counties as defined by the Rural Maryland Council (Allegany, Calvert, Caroline, Carroll, Cecil, Charles, Dorchester, Frederick, Garrett, Harford, Kent, Queen Anne's, Somerset, St. Mary's, Talbot, Washington, Wicomico and Worcester) experienced significantly fewer evictions. Evictions in rural counties during Fiscal Year 2025 ranged from 17 in Queen Anne's County to 504 evictions in Washington County. However, trends across eviction category were similar, with **Failure to Pay Rent** driving most cases.
- Rural counties experienced significantly fewer evictions but exhibited similar trends, with **Failure to Pay Rent** driving most cases.

Conclusion

Evictions have been predominantly concentrated in urban areas and overwhelmingly driven by **Failure to Pay Rent** cases. Baltimore County, Baltimore City, and Prince George's County remain focal points for eviction activity.

Table 1: Fiscal Year 2025 Rental Eviction Summary July 1, 2024 – June 30, 2025							
County	Breach of Lease	Distress / Distrain for Rent	Failure to Pay Rent	Tenant Holding Over	Wrongful Detainer	County Total Evictions	Percent of Statewide Evictions
Allegany	8	0	133	8	8	157	0.90%
Anne Arundel	20	0	1082	35	30	1167	6.71%
Baltimore	59	0	4108	99	126	4392	25.26%
Baltimore City	139	0	3258	221	361	3979	22.89%
Calvert	1	0	45	4	5	55	0.32%
Caroline	0	0	36	7	5	48	0.28%
Carroll	3	0	47	6	2	58	0.33%
Cecil	4	0	244	12	8	268	1.54%
Charles	5	0	165	10	13	193	1.11%
Dorchester	3	0	73	20	3	99	0.57%
Frederick	6	0	76	7	18	107	0.62%
Garrett	1	0	15	2	2	20	0.12%
Harford	8	0	369	17	13	407	2.34%
Howard	8	0	377	18	15	418	2.40%
Kent	0	0	12	2	4	18	0.10%
Montgomery	41	0	1184	84	31	1340	7.71%
Prince George's	23	0	3376	86	54	3539	20.36%
Queen Anne's	0	0	12	2	3	17	0.10%
Saint Mary's	5	0	105	8	7	125	0.72%
Somerset	0	0	33	1	0	34	0.20%
Talbot	1	0	27	11	3	42	0.24%
Washington	15	0	448	29	12	504	2.90%
Wicomico	1	0	331	8	13	353	2.03%
Worcester	2	0	35	8	1	46	0.26%
Total	353	0	15,591	705	737	17,386	100.00%

Source: Maryland District Court and Maryland Department of Housing and Community Development, Housing and Economic Research Office

RENTAL WARRANTS OF RESTITUTION AND EVICTION SUMMARY – FISCAL YEAR 2025

Key Takeaways:

1. Statewide Overview

A total of **140,328 warrants of restitution** and **17,386 evictions** were recorded across Maryland in FY 2025. The dominant category of warrants of restitution was for **Failure to Pay Rent**, accounting for **96.8% (135,777)** of all warrants of restitution, underscoring the significance of Failure to Pay Rent in driving evictions statewide.

2. Top Contributing Jurisdictions

- **Baltimore County** reported the highest number of warrants (**41,299, 29.43%** of statewide warrants) and evictions (**4,392, 25.26%** of statewide evictions), driven primarily by **Failure to Pay Rent** cases.
- **Baltimore City** followed with **32,856 warrants (23.41%)** and **3,979 evictions (22.89%)**, with notable contributions from both **Failure to Pay Rent** and **Tenant Holding Over** cases.
- **Prince George's County** ranked third, contributing **28,063 warrants (20%)** and **3,539 evictions (20.36%)**, with a high incidence of **Failure to Pay Rent** cases.

3. Smaller Jurisdictions

- Counties like **Allegany, Calvert, Caroline, Garrett, Kent, Queen Anne's, and Talbot** reported the fewest warrants of restitution collectively accounting for less than **1%** of statewide warrants of restitutions.

4. Emerging Patterns

- **Tenant Holding Over** and **Wrongful Detainer** make up a significantly smaller proportion of Warrants of Restitution at **1.4%** and **1.2%** respectively than they do of evictions, where they each constitute the basis for **4%** of evictions statewide. This also holds true in jurisdictions with higher absolute numbers of Tenant Holding Over and Wrongful Detainer cases like **Baltimore City, Baltimore County, and Prince George's County**. This indicates that Tenant Holding Over and Wrongful Detainers are more likely to result in completed evictions.
- At **3.8%** of all Warrants of Restitution issued in **Montgomery County**, **Tenant Holding Over** cases represent a noteworthy percentage of warrants issued there.

5. Regional Variations

- Urban jurisdictions dominate warrants of restitutions with **Baltimore City, Baltimore County, and Prince George's County** collectively accounting for **71%** of all statewide warrants and **68.5%** of all statewide evictions.
- Rural counties, though experiencing far fewer evictions, still reported significant percentages of **Failure to Pay Rent** cases within their totals.
- Baltimore County and Baltimore City have disproportionately high warrant and eviction rates relative to their shares of the statewide renter population and statewide renter households who pay more than 30% of their income on rent and are housing cost-burdened. Notably, Baltimore County's share of statewide warrants is **14.5% higher** and statewide evictions is **10.3% higher** than its share of statewide renters who are housing cost-burdened.
- Montgomery County has a disproportionately low warrant and eviction rate relative to its share of the statewide renter population and share of statewide renters who are housing cost-burdened, approximately 10% lower.

Conclusion

Evictions in Maryland are overwhelmingly driven by **Failure to Pay Rent**, with a concentration in urbanized counties. Baltimore County, Baltimore City, and Prince George's County collectively represent most of the eviction activity.

Table 2: Fiscal Year 2025 Rental Warrants of Restitution Summary July 1, 2024 – June 30, 2025							
County	Breach of Lease	Distress / Distraint for Rent	Failure to Pay Rent	Tenant Holding Over	Wrongful Detainer	County Total	Percent of Statewide Warrants
Allegany	10	0	205	9	10	234	0.17%
Anne Arundel	41	0	8,973	83	83	9,180	6.54%
Baltimore	146	0	40,693	217	243	41,299	29.43%
Baltimore City	248	0	31,410	510	688	32,856	23.41%
Calvert	1	0	215	5	11	232	0.17%
Caroline	0	0	108	8	8	124	0.09%
Carroll	3	0	239	15	14	271	0.19%
Cecil	4	0	1,082	13	9	1,108	0.79%
Charles	11	0	1,440	26	46	1,523	1.09%
Dorchester	4	0	242	24	4	274	0.20%
Frederick	12	0	1,095	19	46	1,172	0.84%
Garrett	2	0	25	2	2	31	0.02%
Harford	15	0	3,550	49	36	3,650	2.60%
Howard	15	0	3,398	47	22	3,482	2.48%
Kent	1	0	47	2	5	55	0.04%
Montgomery	162	0	11,911	482	139	12,694	9.05%
Prince George's	102	0	27,264	378	319	28,063	20.00%
Queen Anne's	2	0	61	5	5	73	0.05%
St. Mary's	8	0	569	19	21	617	0.44%
Somerset	0	0	223	2	1	226	0.16%
Talbot	2	0	44	14	3	63	0.04%
Washington	26	0	1,531	38	17	1,612	1.15%
Wicomico	2	0	1,351	9	15	1,377	0.98%
Worcester	2	0	101	8	1	112	0.08%
Total	819	0	135,777	1,984	1,748	140,328	100.00%

Source: Maryland District Court and Maryland Department of Housing and Community Development, Housing and Economic Research Office

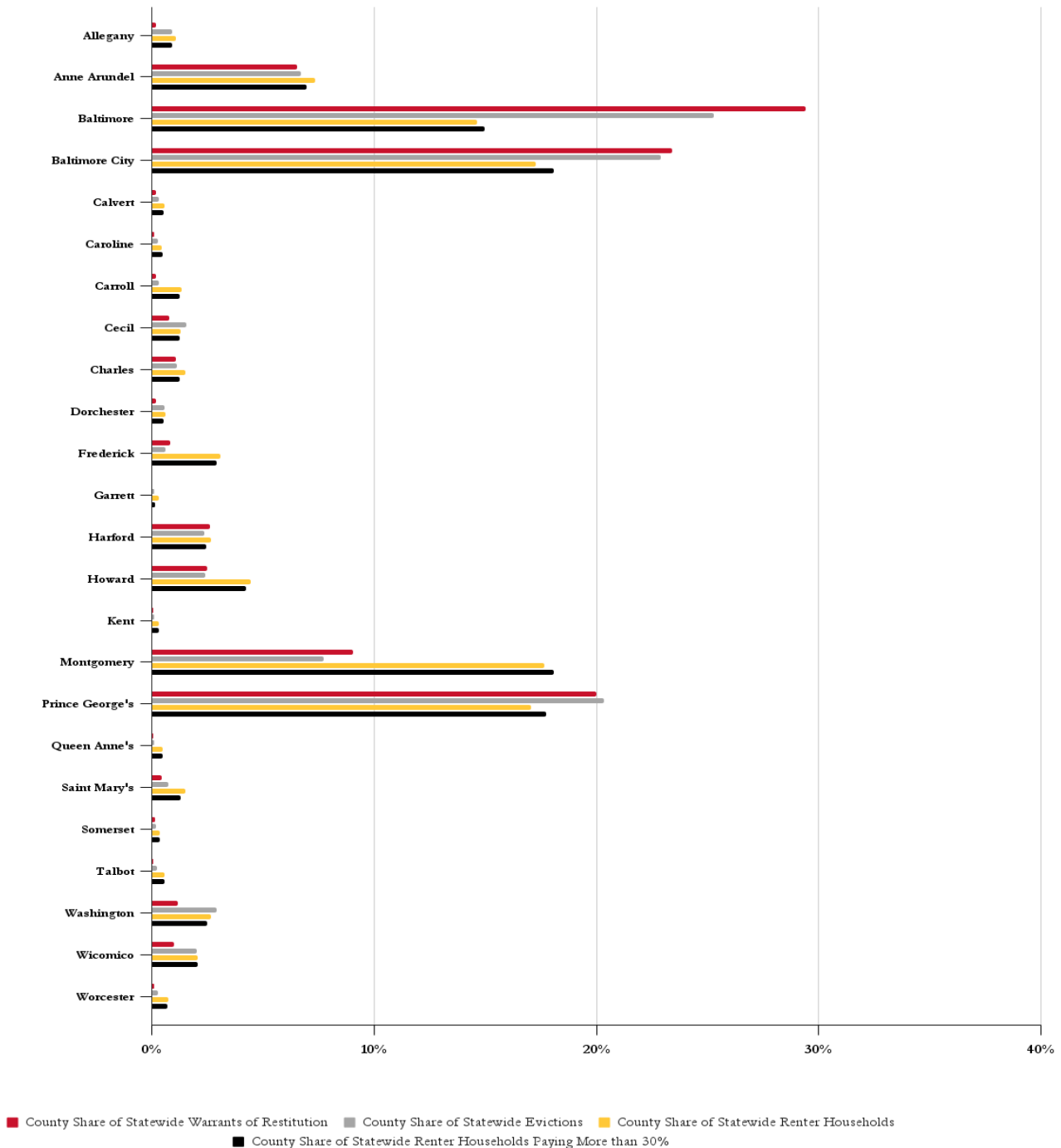
Table 3: Fiscal Year 2025 Warrants of Restitution and Evictions Compared to Share of Statewide Renter Households and Cost-Burdened Renters

County	Percent of Statewide Warrants of Restitution	Percent of Statewide Evictions	Number of Renter Households	Percent of Statewide Renter Households	Number of Housing Cost-Burdened ^{2*} Renter Households ³	Percent of Housing Cost-Burdened* Renter Households	Difference Between County's Share of Warrants Housing Cost-Burdened Renters	Difference Between County's Share of Evictions and Share of Housing Cost-Burdened Renters
Allegany	0.2%	0.9%	8,142	1.1%	3,306	0.9%	-0.7%	0.0%
Anne Arundel	6.5%	6.7%	55,984	7.4%	25,639	7.0%	-0.4%	-0.3%
Baltimore	29.4%	25.3%	111,157	14.6%	55,017	14.9%	14.5%	10.3%
Baltimore City	23.4%	22.9%	131,531	17.3%	66,571	18.1%	5.3%	4.8%
Calvert	0.2%	0.3%	4,301	0.6%	1,986	0.5%	-0.4%	-0.2%
Caroline	0.1%	0.3%	3,428	0.5%	1,758	0.5%	-0.4%	-0.2%
Carroll	0.2%	0.3%	10,250	1.3%	4,558	1.2%	-1.0%	-0.9%
Cecil	0.8%	1.5%	9,920	1.3%	4,672	1.3%	-0.5%	0.3%
Charles	1.1%	1.1%	11,299	1.5%	4,580	1.2%	-0.2%	-0.1%
Dorchester	0.2%	0.6%	4,487	0.6%	1,995	0.5%	-0.3%	0.0%
Frederick	0.8%	0.6%	23,378	3.1%	10,689	2.9%	-2.1%	-2.3%
Garrett	0.0%	0.1%	2,385	0.3%	561	0.2%	-0.1%	0.0%
Harford	2.6%	2.3%	20,344	2.7%	9,054	2.5%	0.1%	-0.1%
Howard	2.5%	2.4%	33,966	4.5%	15,601	4.2%	-1.8%	-1.8%
Kent	0.0%	0.1%	2,383	0.3%	1,191	0.3%	-0.3%	-0.2%
Montgomery	9.0%	7.7%	134,433	17.7%	66,482	18.1%	-9.0%	-10.4%
Prince George's	20.0%	20.4%	129,777	17.1%	65,286	17.7%	2.3%	2.6%
Queen Anne's	0.1%	0.1%	3,665	0.5%	1,720	0.5%	-0.4%	-0.4%
Saint Mary's	0.4%	0.7%	11,418	1.5%	4,809	1.3%	-0.9%	-0.6%
Somerset	0.2%	0.2%	2,586	0.3%	1,229	0.3%	-0.2%	-0.1%
Talbot	0.0%	0.2%	4,427	0.6%	2,031	0.6%	-0.5%	-0.3%
Washington	1.1%	2.9%	20,266	2.7%	9,178	2.5%	-1.3%	0.4%
Wicomico	1.0%	2.0%	15,740	2.1%	7,575	2.1%	-1.1%	0.0%
Worcester	0.1%	0.3%	5,541	0.7%	2,614	0.7%	-0.6%	-0.4%
Statewide Total	100.0%	100%	760,808	100%	368,102	100%		

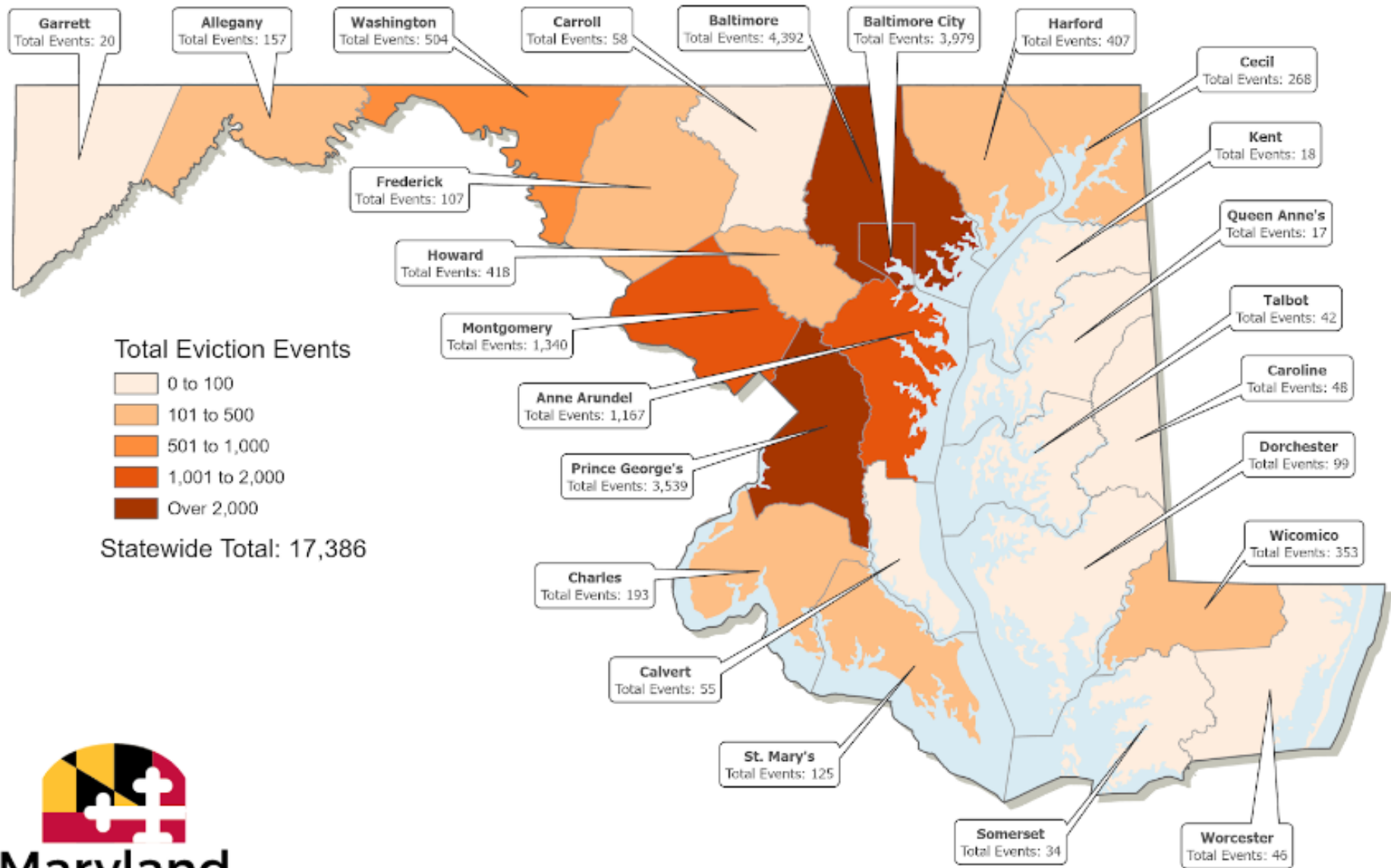
² A Housing Cost-Burdened Renter Household is a renter household paying more than 30% of their household income towards rent over a 12-month period.

³ U.S. Census Bureau, U.S. Department of Commerce. "Gross Rent as a Percentage of Household Income in the Past 12 Months." American Community Survey, 2023 ACS 5-Year Estimates Detailed Tables, Table B25070, Accessed on 27 Aug 2025.

Figure 1: FY25 Maryland County Share of Statewide Warrants of Restitution, Evictions, Renter Households, and Housing Cost-Burdened Renters



Landlord Tenant and Eviction Events by County Fiscal Year 2025



EVICTIIONS DASHBOARD

The evictions dashboard is available on [DHCD's website](#).

Dashboard Overview

**Maryland**
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

**LANDLORD &
TENANT EVICTION
DASHBOARD**

Welcome to the Maryland Evictions Dashboard

Maryland enacted a new law in 2022 requiring the District Court of Maryland to collect and report eviction warrant data. Additionally, the Maryland Department of Housing and Community Development is required to host a dashboard for the public to view and analyze the information, as well as produce an annual report on evictions.

The District Court began collecting the eviction warrant data required under the law on January 1, 2023, and the public dashboard was launched in May 2023.

Navigating the Dashboard

The dashboard includes the following pages which can be navigated using the arrows at the bottom of the dashboard:

- Statewide Eviction Warrant Overview
- Warrants of Restitution Summary
- Outcome: Cancelled or Expired Warrant Summary
- Outcome: Evicted Warrant Summary
- Foreclosure Evictions Summary (COMING SOON)

Each page includes dropdown filters in red, where you can choose to view data by jurisdiction, zip code, filing type, or the year the eviction occurred.

DHCD is developing new dashboard features for future months that will offer additional analysis tools, including mapping features and expanding the dashboard to include summary data for all landlord-tenant filings.

Court Data Collection Process

- 1) Sheriff's offices collect a few basic data points on the evictions they conduct. Each sheriff uses a different tool or process to track this data.
- 2) Data is provided by the sheriff's office monthly to the local District Court clerk's office on the evictions they conducted.
- 3) The District Court clerks enter the data into the Maryland Electronic Court (MDEC) data system
- 4) Judiciary staff compile data using the MDEC monthly.

Key Things to Know

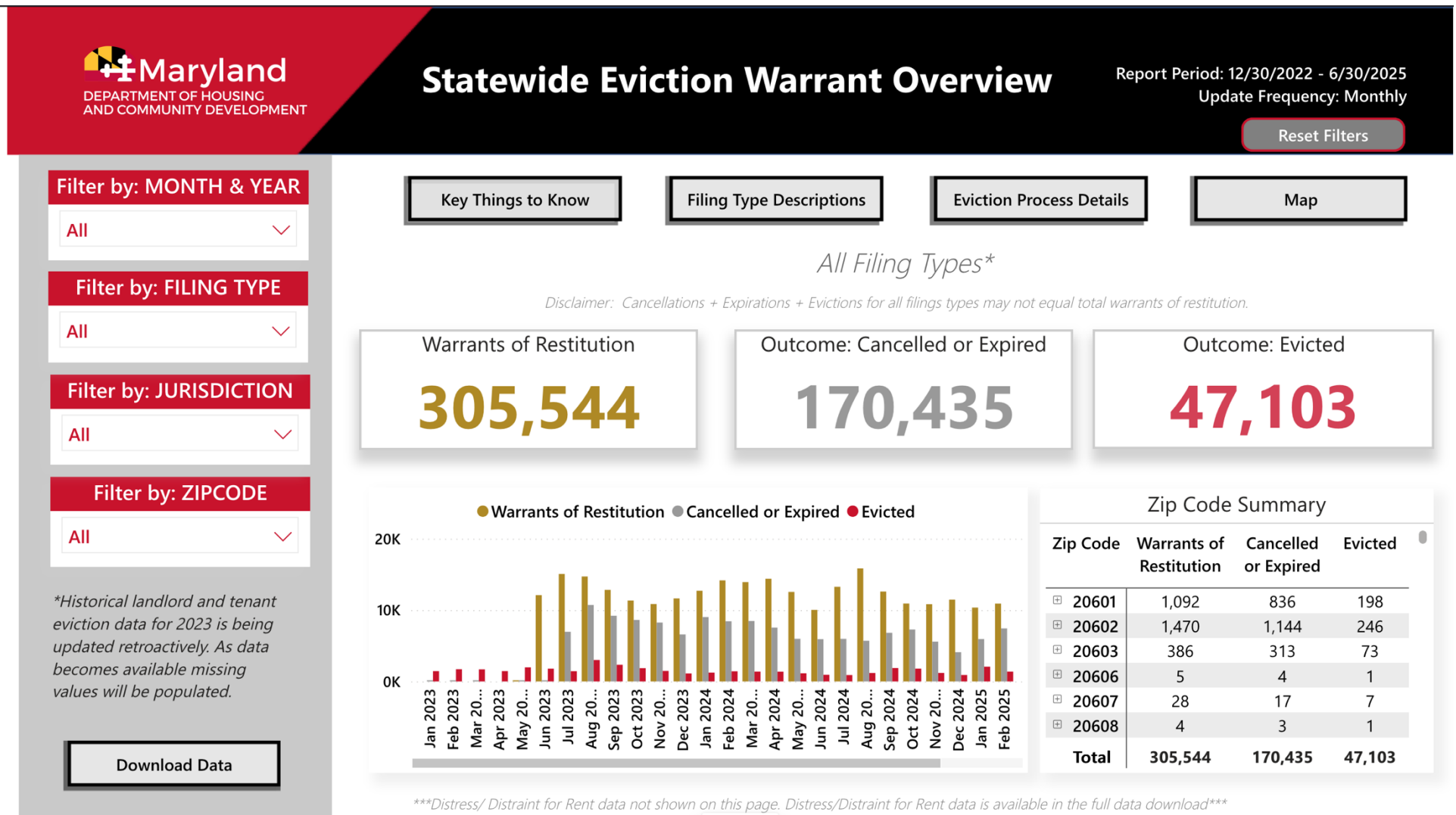
Filing Type Descriptions

Eviction Process Details

Download Data

Dashboard: Statewide Eviction Warrant Overview

The second page of the landlord tenant and eviction dashboard has six main sections: drop down menus to select analysis level, download data button, pop up buttons to show dashboard details, filing type total cards, all filing types by month chart, and zip code summary.



Dashboard: Warrants of Restitution Summary

The third page of the landlord tenant and eviction dashboard has six main sections: drop down menus to select analysis level, pop up buttons to show dashboard details, warrants of restitution card, shares of case type, warrants of restitution by filing type by month chart, and zip code summary.



Warrants of Restitution Summary

Report Period: 12/30/2022 - 6/30/2025
Update Frequency: Monthly

Reset Filters

Filter by: MONTH & YEAR

All

Filter by: FILING TYPE

All

Filter by: JURISDICTION

All

Filter by: ZIPCODE

All

Key Things to Know

Filing Type Descriptions

Eviction Process Details

Map

Warrants of Restitution

305,544

VIEW SHARES

Failure to Pay Rent

295,517

Tenant Holding Over

4,942

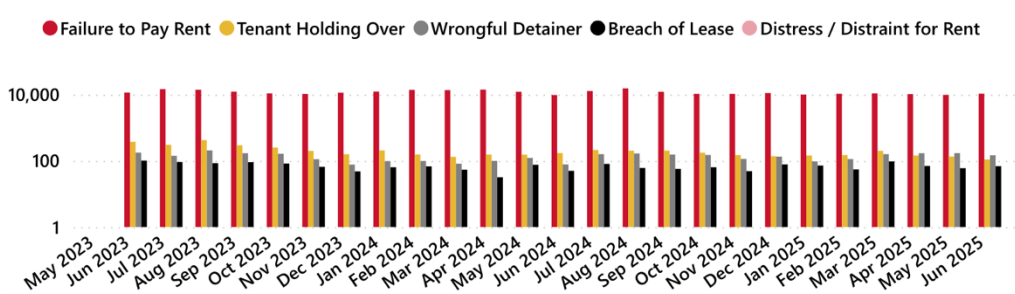
Wrongful Detainer

3,361

Breach of Lease

1,723

Warrants of Restitution By Filing Type



Zip Code Summary

Zip Code	Failure to Pay Rent	Tenant Holding Over	Wrongful Detainer	Breach of Lease
21221	12,390	46	36	75
21234	11,849	70	52	32
21244	9,231	25	42	14
21061	9,216	36	26	25
21117	8,636	32	21	17
21206	8,192	52	66	12
Total	295,517	4,942	3,361	1,723

Distress/ Distraint for Rent data not shown in Zip Code Summary table. Distress/Distraint for Rent data is available in the full data download linked on page one

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Dashboard: Outcome: Cancelled or Expired Warrant Summary

The fourth page of the landlord tenant and eviction dashboard has seven main sections: drop down menus to select analysis level, resolution of warrants, pop up buttons to show dashboard details, cancelled or expired card, shares of case type, cancelled or expired by filing type by month chart, and zip code summary.



Distress/ Distraint for Rent data not shown in Zip Code Summary table. Distress/Distraint for Rent data is available in the full data download linked on page one

The fifth page of the landlord tenant and eviction dashboard has six main sections: drop down menus to select analysis level, pop up buttons to show dashboard details, evicted card, shares of case type, evicted warrants by filing type by month chart, and zip code summary.

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COLLECTION PROCESS

The eviction data presented in this report is gathered through a collaborative effort involving Maryland's 24 sheriff's offices, the District Court of Maryland, and the Judiciary. The process involves the following steps:

1. **Sheriff's Offices Execute Evictions**

Maryland's 24 sheriff's offices are responsible for executing warrants of restitution, which authorize the eviction of tenants who have neither vacated the property voluntarily nor redeemed it. Each sheriff's office collects varying amounts of information for each eviction case using localized methods and tracking processes.

2. **Data Submission to District Court Clerks**

Sheriff's offices submit eviction data to their respective District Court clerk's offices at least once a month. Reporting methods differ between offices; some transmit the data electronically, while others rely on paper submissions.

3. **District Court Data Entry**

Upon receiving eviction data, District Court clerks either enter the information into the Maryland Electronic Courts (MDEC) system or compile it manually. This process occurs at least monthly to ensure the data is shared with the Judiciary.

4. **Judiciary Review and Quality Assurance**

The Judiciary reviews and compiles the data received from District Court clerks, conducting quality assurance checks to ensure its accuracy and reliability.

5. **Data Integration and Reporting**

The Judiciary provides the Maryland Department of Housing and Community Development with a compiled dataset. This dataset is used to populate the **Landlord Tenant & Eviction Dashboard** and to inform the annual evictions report.

This multi-step process reflects the phased and localized nature of eviction data collection across Maryland, ensuring the information is as comprehensive and accurate as possible. However, it is important to note that assembling data from multiple sources inherently carries the risk of potential data quality issues.