



Maryland's First
Nationally Accredited
Sheriff's Office



Raymond M. Kight
Sheriff

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Chief Deputy

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February 16, 2010

Ms. Lesa N. Hoover, Esq.
Vice President for Governmental Affairs
Apartment and Office Building Association
86 State Circle
Annapolis, MD 21401-1906

Re: Eviction Workload

Dear Ms. Hoover:

Thank you for contacting the Montgomery County Sheriff's Office for an update on the scheduling status for the service of pending real property writs of restitution and writs of possession.

Once a writ of restitution has been issued by the District Court and the landlord has transmitted the writ to the Sheriff's Office, we are attempting to schedule service of the writs as promptly as workload and conditions allow. The 2009 holiday season reduced the number of available calendar dates for evictions. The disastrous weather conditions in January and February, 2010 have further delayed already scheduled eviction dates. Pursuant to standing court orders and Sheriff's Office policy, eviction writs cannot be served if the outside air temperature is 32 degrees or below, or if it is raining or snowing when service of the writ is attempted.

The Montgomery County Sheriff's Office will prioritize "walk through" evictions in situations where the tenant is no longer present in the rental facility. If a landlord with a scheduled eviction date becomes aware that the tenant has vacated the rental facility, the landlord should contact the evictions unit to see if an earlier walk through date can be established.

As you are aware, over the last year the Courts and Sheriff's Office have experienced dramatic increases in the number of eviction and foreclosure cases that have been filed and resulted in writs of restitution or possession. In an effort to accommodate this workload on January 4, 2010 an additional full time deputy sheriff was permanently assigned to the evictions unit complement.

