FICTIONAL SAMPLE · DRAFTED BY FREE DEMAND WRITER FROM A MADE-UP CASE FILE · NOT LEGAL ADVICE

PLEASE VERIFY BEFORE SENDING

Unverified AI draft. Every fact must be checked against the records before use. It is not legal advice. Fill in every [ADD: …] placeholder, set the demand amount, confirm anything marked [VERIFY], and delete this box before sending.

- Check Maryland's required form and notice period before sending.
- The notice says a certified mail receipt is attached as "page 2" (delivered October 18, 2025, signed "C. Talbot"), but the file has only 1 page. The receipt was not seen. The January 6, 2026 letter returning the check is also not in the files.
- The holdover total of $6,300.00 is as read from the ledger printed February 9, 2026. Please check it. The ledger charges all of February although it was printed February 9, and Section 18 prorates partial months. Holdover accruing after the ledger date is left as [ADD].
- The letter type is titled "Double Rent," but the lease holdover rate ($3,150.00/month) is not stated as a multiple of base rent ($2,100.00/month). The letter uses the lease rate only and states no multiple.
- The non-renewal notice is dated October 15, 2025 (lease deadline October 31, 2025). It was mailed first-class and posted, matching lease Section 22. Confirm the method meets Maryland requirements.
- The $2,100.00 security deposit is held and not applied. The letter does not offset it. Confirm handling.
- The sale contract is mentioned only by signing date, settlement date and the vacant-delivery term. Buyer names and price are omitted. Confirm the client is comfortable disclosing it. No loss amount is in the records, so none is stated.
- Confirm no payment was accepted after December 31, 2025 other than as shown (the January check was returned uncashed), and that no written consent to stay was given.
- Placeholders to complete: demand amount, response deadline, delivery method, firm address and contact details, letter date, and the holdover period end date.
- Items marked [VERIFY] in the letter: Maryland holdover rent and damages rule, Maryland required form, content, notice period and delivery method, local tenant protection rules, and the security deposit rule.

Ridley Hargrove LLC
[ADD: firm street address]
[ADD: city, state ZIP]
[ADD: phone] · [ADD: email]

[ADD: date]

VIA [ADD: delivery method; lease Section 22 provides for first-class mail and posting on the front door, or hand delivery] [residential_lease_excerpt.pdf p.1]

Brian Talbot
14 Chestnut Hill Lane
Glen Arden Park, Maryland [ADD: ZIP]

Celeste Talbot
14 Chestnut Hill Lane
Glen Arden Park, Maryland [ADD: ZIP]

Re: Demand to Vacate and Pay Holdover Rent, 14 Chestnut Hill Lane, Glen Arden Park, Maryland. Residential Lease dated December 10, 2024. Landlord: Linden Oak Rentals LLC

Dear Brian Talbot and Celeste Talbot:

Introduction

We represent Linden Oak Rentals LLC, the landlord of the single-family house at 14 Chestnut Hill Lane, Glen Arden Park, Maryland (the "Premises"), which is leased to you under the Residential Lease Agreement dated December 10, 2024 (the "Lease") [residential_lease_excerpt.pdf p.1]. This letter concerns your continued possession of the Premises after the Lease ended. Please direct all further communication about this matter to this office.

The lease and its end

The Lease is a residential lease. Its term began January 1, 2025 and ended December 31, 2025, at rent of $2,100.00 per month [residential_lease_excerpt.pdf p.1]. The Lease does not renew automatically, and any renewal must be in a signed writing [residential_lease_excerpt.pdf p.1]. Either party could give written notice of non-renewal by October 31, 2025 [residential_lease_excerpt.pdf p.1].

On October 15, 2025, Linden Oak Rentals LLC gave you a written Notice of Non-Renewal stating that the Lease ends December 31, 2025, that it will not renew, and asking you to vacate and return all keys by 5:00 p.m. on December 31, 2025 [nonrenewal_notice_and_delivery.pdf p.1]. The notice was mailed first-class to you at the Premises and posted on the front door on October 15, 2025 [nonrenewal_notice_and_delivery.pdf p.1]. The notice record also states that it was delivered by certified mail on October 18, 2025 and signed for by "C. Talbot" [nonrenewal_notice_and_delivery.pdf p.1]. Section 22 of the Lease provides for notices to you at the Premises by first-class mail and posting on the front door, or by hand delivery [residential_lease_excerpt.pdf p.1].

On October 22, 2025, Celeste Talbot acknowledged receiving the notice and asked whether you could stay until spring on a month-to-month basis [nonrenewal_notice_and_delivery.pdf p.1]. On October 24, 2025, our client declined, stating that it was putting the house on the market, could

not extend, and that the Lease ends December 31 [nonrenewal_notice_and_delivery.pdf p.1]. Our client has not given written consent to your remaining in possession [firm notes].

Holdover

You remain in possession of the Premises. On January 5, 2026, our client wrote to you that its maintenance supervisor had visited on January 2 and January 4, 2026 and that your cars and furniture were still at the house [rent_ledger_and_correspondence.pdf p.1]. On January 8, 2026, Brian Talbot responded that you were "trying" and had an application in for an apartment that "may open in March" [rent_ledger_and_correspondence.pdf p.1]. A site check on February 7, 2026 confirmed that you were still in possession [rent_ledger_and_correspondence.pdf p.1].

Section 18 of the Lease provides that if you remain in possession after the end of the term without the landlord's written consent, you shall pay holdover rent of $3,150.00 per month, prorated for any partial month, and shall be liable for any loss the landlord suffers because you failed to vacate [residential_lease_excerpt.pdf p.1]. Section 18 also provides that acceptance of holdover rent does not create a new lease [residential_lease_excerpt.pdf p.1]. [VERIFY: Maryland rule on holdover rent and damages]

On January 3, 2026, you mailed check no. 2287 for $2,100.00 marked "January rent." Our client returned it uncashed on January 6, 2026, with a letter stating that it does not accept rent for a new tenancy and that holdover rent under Section 18 is $3,150.00 per month [rent_ledger_and_correspondence.pdf p.1]. Our client's ledger, printed February 9, 2026, shows the following holdover charges and no payments:

Period	Rate	Amount	Paid	Balance (running, per ledger)	Source
January 2026	$3,150.00 per month	$3,150.00	$0.00	$3,150.00	[rent_ledger_and_correspondence.pdf p.1]
February 2026	$3,150.00 per month	$3,150.00	$0.00	$6,300.00	[rent_ledger_and_correspondence.pdf p.1]
Total (as read from the bills)		**$6,300.00**	**$0.00**	**$6,300.00**	

Holdover rent continues to accrue under Section 18 for each period after the ledger date until you vacate, prorated for any partial month: [ADD: holdover amount accruing after February 9, 2026, and period end date]. The $2,100.00 security deposit is held and has not been applied to these amounts [rent_ledger_and_correspondence.pdf p.1].

Our client has also signed a contract for the sale of the Premises on January 28, 2026, with settlement set for March 27, 2026. The contract requires delivery of the house vacant at settlement [rent_ledger_and_correspondence.pdf p.1]. Under Section 18, you may be liable for any loss our client suffers because you failed to vacate [residential_lease_excerpt.pdf p.1].

Demand

On behalf of Linden Oak Rentals LLC, we demand that you:

- vacate the Premises and return all keys to our client by [ADD: response deadline]; and
- pay [ADD: demand amount] by [ADD: response deadline], representing holdover rent under Section 18 of the Lease.

Our client does not consent to your continued occupancy and does not agree to a month-to-month or other new tenancy. Nothing in this letter waives any of our client's rights or remedies under the Lease or the law. If you do not comply, our client may pursue its remedies in court. Section 25 of the Lease provides that in a court action under the Lease, the prevailing party may recover reasonable attorney fees as allowed by law [residential_lease_excerpt.pdf p.1].

If you wish to discuss the move-out date or arrange a move-out inspection, please contact me at [ADD: phone] or [ADD: email] before the deadline above.

Required form and notice

[VERIFY: Maryland required form, content, notice period and delivery method for a notice to a holdover tenant. This draft is not a legally sufficient notice to quit until checked]

[VERIFY: local tenant protection rules for the property's city or county]

Sincerely,

Susan K. Ridley
Ridley Hargrove LLC