

**DISTRICT COURT OF MARYLAND FOR**

LOCATED AT (COURT ADDRESS)

CASE NO.

**CV****PARTIES**

Plaintiff

VS.

Defendant(s):

1.

**Serve by:**

- ☐ Certified Mail  
☐ Private Process  
☐ Constable  
☐ Sheriff

2.

**Serve by:**

- ☐ Certified Mail  
☐ Private Process  
☐ Constable  
☐ Sheriff

3.

**Serve by:**

- ☐ Certified Mail  
☐ Private Process  
☐ Constable  
☐ Sheriff

4.

**Serve by:**

- ☐ Certified Mail  
☐ Private Process  
☐ Constable  
☐ Sheriff

**ATTORNEYS**

For Plaintiff - Name, Address, Telephone Number &amp; Code

**COMPLAINT/APPLICATION AND AFFIDAVIT  
IN SUPPORT OF JUDGMENT**☐ \$5,000 or under ☐ over \$5,000 ☐ over \$10,000Clerk: Please docket this case in an action of ☐ contract ☐ tort  
☐ replevin ☐ detinue ☐ bad faith insurance claim

The particulars of this case are:

(See Continuation Sheet)

The Plaintiff claims \$ \_\_\_\_\_, plus interest of \$ \_\_\_\_\_,  
 Interest at the ☐ legal rate ☐ contractual rate calculated at \_\_\_\_\_  
 %, from \_\_\_\_\_ to \_\_\_\_\_ ( \_\_\_\_\_ days x \$ \_\_\_\_\_  
 per day) and attorney's fees of \$ \_\_\_\_\_ plus court costs.

- ☐ Return of the property and damages of \$ \_\_\_\_\_  
 for its detention in an action of replevin.  
☐ Return of the property, or its value, plus damages of  
 \$ \_\_\_\_\_ for its detention in action of detinue.  
☐ Other: \_\_\_\_\_  
 and demands judgment for relief.

Signature of Plaintiff/Attorney/Attorney Code

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**MILITARY SERVICE AFFIDAVIT**☐ Defendant(s) \_\_\_\_\_ is/are in the military service.☐ No Defendant is in the military service. The facts supporting this statement are: \_\_\_\_\_

Specific facts must be given for the Court to conclude that each Defendant who is a natural person is not in the military.

☐ I am unable to determine whether or not any Defendant is in military service.

I hereby declare or affirm under the penalties of perjury that the facts and matters set forth in the foregoing Affidavit are true and correct to the best of my knowledge, information, and belief.

Date

Signature of Affiant

**APPLICATION AND AFFIDAVIT IN SUPPORT OF JUDGMENT (See Plaintiff Notice on Back Page)**

Attached hereto are the indicated documents which contain sufficient detail as to liability and damage to apprise the Defendant clearly of the claim against the Defendant, including the amount of any interest claimed.

☐ Properly authenticated copy of any note, security agreement upon which claim is based ☐ Itemized statement of account ☐ Interest worksheet  
☐ Vouchers ☐ Check ☐ Other written document ☐ \_\_\_\_\_ ☐ Verified itemized repair bill or estimate

I HEREBY CERTIFY: That I am the ☐ Plaintiff ☐ \_\_\_\_\_ of the Plaintiff herein and am competent to testify to  
 the matters stated in this complaint, which are made on my personal knowledge; that there is justly due and owing by the Defendant to the  
 Plaintiff the sum set forth in the Complaint.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above Complaint are true and I am  
 competent to testify to these matters.

Date

Signature of Affiant

## NOTICE TO DEFENDANT

### Before Trial

If you agree that you owe the Plaintiff the amount claimed, you may contact the Plaintiff (or Plaintiff's attorney) before the trial date to arrange payment. If you wish to contest the claim, you should notify the clerk's office by filing a Notice of Intent to Defend (located at the bottom of your summons). The case will be set for trial. If you wish to have your witnesses appear at trial, you should contact the clerk's office at least two weeks before the trial date to request subpoenas, and you should bring to court on the trial date any evidence you want the Court to consider. If you do nothing, a judgment could be entered against you.

### If Judgment is Entered Against You (If You Lose)

**IF YOU DISAGREE WITH THE COURT'S RULING**, you may:

1. **APPEAL** to the Circuit Court, by filing a Notice of Appeal in the District Court within **30 days** after the entry of judgment. You will have to pay a filing fee (see Guide to Appeal Fees, DCA-109A), unless the Court determines that you are indigent. If the amount of the claim, not counting court costs, interest, and attorney's fees, is:
  - **more than \$5,000**, you will also have to order and pay for a transcript of the District Court trial record, by contacting the District Court clerk's office (see Transcripts & Recordings Brochure, DCA-027BR).
  - **\$5,000 or less**, you will have a new trial in the Circuit Court.

On your trial date you should bring with you any evidence that you want the Court to consider.

2. File a **MOTION FOR A NEW TRIAL** within **10 days** after the entry of judgment, stating your reasons clearly. If the Court denies your Motion, you may still file an appeal; if the Court grants your Motion, you must appear in the District Court for a new trial.
3. File a **MOTION TO ALTER OR AMEND THE JUDGMENT** within **10 days** after entry of judgment.
4. File a **MOTION TO REVISE OR VACATE THE JUDGMENT** within **30 days** after entry of judgment.

**IF YOU DECIDE NOT TO APPEAL AND NOT TO FILE ONE OF THE ABOVE MOTIONS**, you may contact the Plaintiff or Plaintiff's attorney to arrange to pay the amount owed. If you do not pay the amount owed, the Plaintiff or Plaintiff's attorney may initiate further proceedings to enforce the judgment, including:

1. **Interrogatories:** You must answer these written questions about your income and assets in writing under penalties of perjury.
2. **Oral Examination:** You must appear in court to testify in response to questions about your assets and income.
3. **Writ of Execution:** The Court may issue a writ requiring the sale or seizure of any of your possessions except, with some exceptions, property that is exempt from execution. The exemptions are explained in detail on the reverse side of the Writ of Execution form, DC-CV-040. Further, the Court could order you to pay additional expenses such as towing, moving, storage fees, advertising costs, and auctioneer's fees incurred in executing the writ.
4. **Garnishment of Property:** The Court may issue a writ ordering a bank or other agent to hold your assets until further court proceedings.
5. **Garnishment of Wages:** The Court may issue a writ ordering your employer to withhold a portion of your wages to pay your debt. The law provides certain exemptions from garnishment.

If you have any questions, you should consult an attorney. The clerk of the Court is not permitted to give you legal advice. More information can be found in court brochures located in the clerk's office or online at: [http://www.mdcourts.gov/district/public\\_brochures.html](http://www.mdcourts.gov/district/public_brochures.html).

## NOTICE TO PLAINTIFF

### REQUESTING A JUDGMENT BY AFFIDAVIT OR DEFAULT:

Federal Law requires the filing of a military service affidavit. Information about the Servicemembers Civil Relief Act and the required affidavit can be found on the court's website at: <http://mdcourts.gov/reference/scra.html>.

### AFTER THE COURT ENTERS A JUDGMENT:

1. If the Court enters a judgment for a sum certain, you have the right to file for a lien on real property.
2. If you disagree with the outcome of the case, you have the same post-trial rights as the Defendant does: you may file an Appeal, a Motion for New Trial, a Motion to Alter or Amend the Judgment or a Motion to Revise or Vacate the Judgment. See above for further information concerning these rights.

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**Reservation confirmed - Stephanie Akker arrives Jul 27**


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**Airbnb** <automated@airbnb.com>  
 To: amateursguide@gmail.com

Sun, Jul 22, 2018 at 10:21 PM

## Exhibit 1 - Reservation confirmed



### **New booking confirmed!** **Stephanie arrives Jul 27.**

Send a message to confirm check-in details or welcome Stephanie.



**Stephanie**

Richland, Washington, United States  
 On Airbnb since 2017

Hi Jeannette,

We're excited to have found your place as it's close to where my son is living for the summer as he is interning at T Rowe Price. We're looking forward to spending our weekend with him.

Sébastien and I are coming and as my son has his own accommodations it will just be the two of us. My flight arrives 7:45pm so we'd like to come check in first before heading out to dinner. Will that work for you?

[Send Stephanie a message](#)



## CharmCityHomestay:Oasis-Top RelocationAdvice Here! >

Private room

Friday,  
Jul 27, 2018  
Check-in 4PM - 12AM  
(midnight)

Sunday,  
Jul 29, 2018  
Checkout 11AM

### Guests

2

Guests will now let you know if they're bringing children and infants. [Learn more](#)

### Confirmation code

HMEQQ2T8XA

[View itinerary](#)

### Payout

\$57.00 x 2 Nights	\$114.00
Cleaning fee	\$15.00
Service fee	-\$3.87
<b>Total</b>	<b>\$125.13</b>

On the day after your guest checks in, the payment method you



Jayze Vo &lt;amateursguide@gmail.com&gt;

**Airbnb: Airbnb Trust and Safety**

## Exhibit 2 -- AirBNB Trust and Safety — false report of weapon

response@airbnb.com &lt;response@airbnb.com&gt;

Thu, Aug 9, 2018 at 7:57 AM

Reply-To: response@airbnb.com

To: Jeannette Belliveau &lt;amateursguide@gmail.com&gt;



### Airbnb Customer Experience

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**Melody L., Aug 9, 04:57 PDT:**

Hi Jeannette,

My name is Melody, and I am a case manager for the Trust and Safety team at Airbnb. I'm contacting you because we received a report of a weapon in the listing (CharmCityHomestay:Oasis Suite-RelocationAdvice 4U!) and we'd like to learn more about this situation.

Hosts may have a weapon in their listing as long as it is safely secured. If the weapon is secured and in plain sight or discoverable by the guest, hosts are required to provide notice to their guests prior to booking. If the weapon is secured and is entirely out of sight of the guest at all times (for example, in a gun safe located in an off-limits room to guests), you are not required to notify your guests.

If you are found to be in violation of this policy, your account may be suspended or deactivated. We ask that you review our community's rules about safety, here:

[www.airbnb.com/help/article/1529](http://www.airbnb.com/help/article/1529)

[www.airbnb.com/standards](http://www.airbnb.com/standards)

[www.airbnb.com/terms](http://www.airbnb.com/terms)

While we gather more information about this matter, your account access has been temporarily limited. Please reply to this email with an explanation for the weapon reported, including model number and manufacturer, the room(s) they are located in and any other undisclosed weapons in or around the listing.

If we do not hear back from you within 48 hours we will move forward with suspending your account.

We hope you understand that this is important for the safety of all members of our community.

Thanks,

Melody

[www.airbnb.com/help](http://www.airbnb.com/help)

## Read Stephanie's review

Airbnb <automated@airbnb.com>  
To: amateursguide@gmail.com

Sat, Aug 11, 2018 at 7:23 PM

## Exhibit 3a -- Stephanie's review, email notice



### Here's what Stephanie wrote

"There was a gun at the front door, unsecured, within reach, 9mm hand gun in a small basket by front door. I've never left a bad review for any Airbnb, but I feel people should know in advance of reserving the accommodations. The gun was not disclosed as per Airbnb policy. I would not have rented this location had I known. Everything else was fine, but the gun "killed" it for me! Already reported to Airbnb. "

Now that you've both written reviews, we've posted them to your Airbnb profiles.

While Stephanie's feedback can't be changed or removed, you can write a response that will appear directly below it.

[Write a Response](#)

## Exhibit 3b -- Stephanie's review, on AirBNB site



Stephanie

There was a gun at the front door, unsecured, within reach, 9mm hand gun in a small basket by front door. I've never left a bad review for any Airbnb, but I feel people should know in advance of reserving the accommodations. The gun was not disclosed as per Airbnb policy. I would not have rented this location had I known. Everything else was fine, but the gun "killed" it for me! Already reported to Airbnb.

From Richland, WA · July 2018 · 

 [CharmCityHomestay: Oasis Suite-RelocationAdvice 4U!](#)



Jayze Vo &lt;amateursguide@gmail.com&gt;

## Exhibit 4a — Plaintiff reply to AirBNB

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### Airbnb: Airbnb Trust and Safety

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**Jeannette Belliveau** <amateursguide@gmail.com>

Thu, Aug 9, 2018 at 8:47 AM

Reply-To: amateursguide@gmail.com

To: response@airbnb.com

Bcc: Drew Rieger &lt;drew.rieger@gmail.com&gt;

Hi Melody,

I have no weapons of any description anywhere on my property or elsewhere and have never owned or possessed a weapon

-- this statement of facts includes rooms, common areas, roof deck, bike shed, side alley, my person, on my bicycles (I don't have a car), and ever other atom and molecule of what is my home.

I am not sure why you received such a report.

Let me know if you need additional information.

Thank you,

Jeannette

[Quoted text hidden]

--

Jeannette Belliveau

Baltimore, Md.

Charm City Homestay



Jayze Vo &lt;amateursguide@gmail.com&gt;

## Exhibit 4b — AirBNB reply to plaintiff

**Airbnb: Airbnb Trust and Safety**

response@airbnb.com <response@airbnb.com>  
Reply-To: response@airbnb.com  
To: Jeannette Belliveau <amateursguide@gmail.com>

Tue, Aug 14, 2018 at 7:10 PM



Airbnb Customer Experience

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**Melody L., Aug 14, 16:10 PDT:**

Hi Jeannette,

Thank you for being a member of Airbnb. However, following a full review of your account, and in consideration of our community's Standards & Expectations, we have determined that we can no longer continue our business relationship. Effective immediately, your account has been deactivated as a result of this incident.

Pursuant to this removal, all of your pending and/or accepted bookings will be immediately canceled. As part of this process, we may: 1) communicate to your guests that a potential or confirmed booking has been cancelled; and 2) refer guests or potential guests to alternate accommodations that may be available.

By opening an Airbnb account, you agreed to abide by our Terms of Service and all other site policies, including the Standards & Expectations. Pursuant to these terms, Airbnb reserves the right to make the final determination regarding your account status. Furthermore, please note that we are not liable to a user in any way with respect to deactivating or canceling his or her account.

We cannot reconsider this determination or respond further regarding your account.

Please see the following FAQ for more information:

<https://www.airbnb.com/support/question/432>

Regards,

Melody

[www.airbnb.com/help](http://www.airbnb.com/help)

THIS EMAIL IS A SERVICE FROM AIRBNB CUSTOMER EXPERIENCE.



THIS EMAIL IS A SERVICE FROM AIRBNB CUSTOMER EXPERIENCE.





Hi Stephanie, from Jeannette at Charm City Homestay

Exhibit 6 -- 3 emails to defendant

Jeannette Belliveau <amateursguide@gmail.com>  
 Reply-To: amateursguide@gmail.com  
 To: stephanieakker@yahoo.com

Sun, Sep 9, 2018 at 10:14 AM

Hi Stephanie,

Hope this note finds you well. It was a pleasure to meet you, Sebastian and Dalen.

Was there a misunderstanding about something in the dog's toy basket in the living room? Did you think I had some kind of pistol unsecured?

A training device for Krav Maga (rubber, pistol shaped, no detailing or metal texture, bendable as shown in the attached photo) may have been very slightly peeking out from under some of Copper's toys.

Please let me know if this is indeed the case. If so, I'd appreciate it if you could get in touch with AirBNB to provide correct information.

Thanks, Jeannette

(images attached)

P.S. This video links shows how we used the pistol in classes for Krav Maga, the Israeli military and street defense system.

[YouTube: KRAV MAGA TRAINING • The Fastest gun disarm \(Tutorial\) .](#)

P.P.S.. As I'm sure you know, Baltimore has been named the most dangerous big city in the U.S. for 2018.

Given this state of affairs, I frequently discuss street safety with my guests, especially solo female travelers concerned about crime who deliberately select a female host with local knowledge. I provide them on request with a wearable personal alarm, as well as a demonstration on how to disarm criminals, given the number of my friends and neighbors who have been personally mugged and assaulted in the immediate area.

--  
 Jeannette Belliveau  
 Baltimore, Md.  
[Charm City Homestay](#)  
 410-342-5131

## 2 attachments



DogsToyBasket.jpg  
1101K



RubberTrainingDevice.jpg  
1015K

## Hi Stephanie, from Jeannette at Charm City Homestay

**Jeannette Belliveau** <amateursguide@gmail.com>

Reply-To: amateursguide@gmail.com

To: sakker@gmail.com

Sun, Sep 30, 2018 at 9:05 AM

Hi Stephanie,

Haven't heard back from you on my Sept. 9 email, can you get back to me? Thanks! -- Jeannette

----- Forwarded message -----

From: **Jeannette Belliveau** <amateursguide@gmail.com>

Date: Sun, Sep 9, 2018 at 10:14 AM

Subject: Hi Stephanie, from Jeannette at Charm City Homestay

To: <stephanieakker@yahoo.com>

Hi Stephanie,

Hope this note finds you well. It was a pleasure to meet you, Sebastian and Dalen.

Was there a misunderstanding about something in the dog's toy basket in the living room? Did you think I had some kind of pistol unsecured?

A training device for Krav Maga (rubber, pistol shaped, no detailing or metal texture, bendable as shown in the attached photo) may have been very slightly peeking out from under some of Copper's toys.

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Thanks, Jeannette

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--

Jeannette Belliveau  
Baltimore, Md.  
Charm City Homestay  
410-342-5131

--

Jeannette Belliveau  
Baltimore, Md.  
Charm City Homestay  
410-342-5131

### 2 attachments



**DogsToyBasket.jpg**  
1101K

**RubberTrainingDevice.jpg**  
1015K

---

## Trying to get an update from you

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**Jeannette Belliveau** <amateursguide@gmail.com>  
Reply-To: amateursguide@gmail.com  
To: sakker@gmail.com, stephanieakker@yahoo.com

Tue, Oct 30, 2018 at 12:45 PM

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Hi Stephanie,

Haven't heard back from you on my Sept. 9 and Sept. 30 emails, can you get back to me? Thanks! -- Jeannette

----- Forwarded message -----

From: **Jeannette Belliveau** <amateursguide@gmail.com>  
Date: Sun, Sep 9, 2018 at 10:14 AM  
Subject: Hi Stephanie, from Jeannette at Charm City Homestay  
To: <stephanieakker@yahoo.com>

Hi Stephanie,

Hope this note finds you well. It was a pleasure to meet you, Sebastian and Dalen.

Was there a misunderstanding about something in the dog's toy basket in the living room? Did you think I had some kind of pistol unsecured?

A training device for Krav Maga (rubber, pistol shaped, no detailing or metal texture, bendable as shown in the attached photo) may have been very slightly peeking out from under some of Copper's toys.

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Thanks, Jeannette

(images attached)

P.S. This video links shows how we used the pistol in classes for Krav Maga, the Israeli military and street defense system.

YouTube: [KRAV MAGA TRAINING • The Fastest gun disarm \(Tutorial\)](#) .

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Given this state of affairs, I frequently discuss street safety with my guests, especially solo female travelers concerned about crime who deliberately select a female host with local knowledge. I provide them on request with a wearable personal alarm, as well as a demonstration on how to disarm criminals, given the number of my friends and neighbors who have been personally mugged and assaulted in the immediate area.

--

Jeannette Belliveau  
Baltimore, Md.  
Charm City Homestay  
410-342-5131



Sender notified by  
[Mailtrack](#)

---

**Email read: «Trying to get an update from you»**

---

**MailTrack Alerts** <alerts@mailtrack.io>


Tue, Oct 30, 2018 at 12:52 PM

Reply-To: no-reply@mailtrack.io

To: amateursguide@gmail.com

 Email alert from Mailtrack[Turn off email alerts](#)**Trying to get an update from you** [open email](#)

Your email has been read 6 minutes after it was sent

 Sent on 2018-10-30 at 12:46h Read on 2018-10-30 at 12:52h by one of the recipients

---

**Recipients** [sakker@gmail.com](#) ([invite to Mailtrack](#)) [stephanieakker@yahoo.com](#) ([invite to Mailtrack](#))

Identifying who opened your mails when there are multiple recipients has its limitations. Get around these limitations and know for sure who's opened your mail by asking your contacts to install Mailtrack



## Email read: «Trying to get an update from you»

**MailTrack Alerts** <alerts@mailtrack.io>  
 Reply-To: no-reply@mailtrack.io  
 To: amateursguide@gmail.com

Tue, Nov 6, 2018 at 1:57 PM



Email alert from Mailtrack

[Turn off email alerts](#)

**Trying to get an update from you** [open email](#)

Your email has been read 1 week after it was sent



Sent on 2018-10-30 at 12:46h



Read on 2018-11-06 at 13:57h by one of the recipients

### Recipients



[sakker@gmail.com](#) ([invite to Mailtrack](#))



[stephanieakker@yahoo.com](#) ([invite to Mailtrack](#))

Identifying who opened your mails when there are multiple recipients has its limitations. Get around these limitations and know for sure who's opened your mail by asking your contacts to install Mailtrack

[Turn off email alerts](#)



Exhibit 7 — 4 years of 4th quarter earnings  
(current earnings: \$0)

- Notifications
- Payment Methods
- Payout Preferences
- Transaction History**
- Privacy
- Security
- Connected Apps
- Settings
- Badges

Invite Friends

**NEW** Welcome to your new Transaction History. [Share your feedback.](#)

Transaction History

Download .CSV

View Earnings Summary

Completed Payouts   Upcoming Payouts   Gross Earnings

**Paid Out: \$6,635.00**

All Payout Methods



All Listings





- Notifications
- Payment Methods
- Payout Preferences
- Transaction History**
- Privacy
- Security
- Connected Apps
- Settings
- Badges

Invite Friends

**NEW** Welcome to your new Transaction History. [Share your feedback.](#)

# Transaction History

Download .CSV

[View Earnings Summary](#)

[Completed Payouts](#)   Upcoming Payouts   Gross Earnings

**Paid Out: \$7,553.00**

All Payout Methods



All Listings







- Notifications
- Payment Methods
- Payout Preferences
- Transaction History**
- Privacy
- Security
- Connected Apps
- Settings
- Badges

Invite Friends

**NEW** Welcome to your new Transaction History. [Share your feedback.](#)

# Transaction History

Download .CSV

View Earnings Summary

**Completed Payouts**   Upcoming Payouts   Gross Earnings

**Paid Out: \$7,322.00**

All Payout Methods	▼
All Listings	▼
	▼
	▼
	▼



- Notifications
- Payment Methods
- Payout Preferences
- Transaction History**
- Privacy
- Security
- Connected Apps
- Settings
- Badges

Invite Friends

**NEW** Welcome to your new Transaction History. [Share your feedback.](#)

# Transaction History

Download .CSV

View Earnings Summary

**Completed Payouts** Upcoming Payouts Gross Earnings

**Paid Out: \$6,783.88**

All Payout Methods



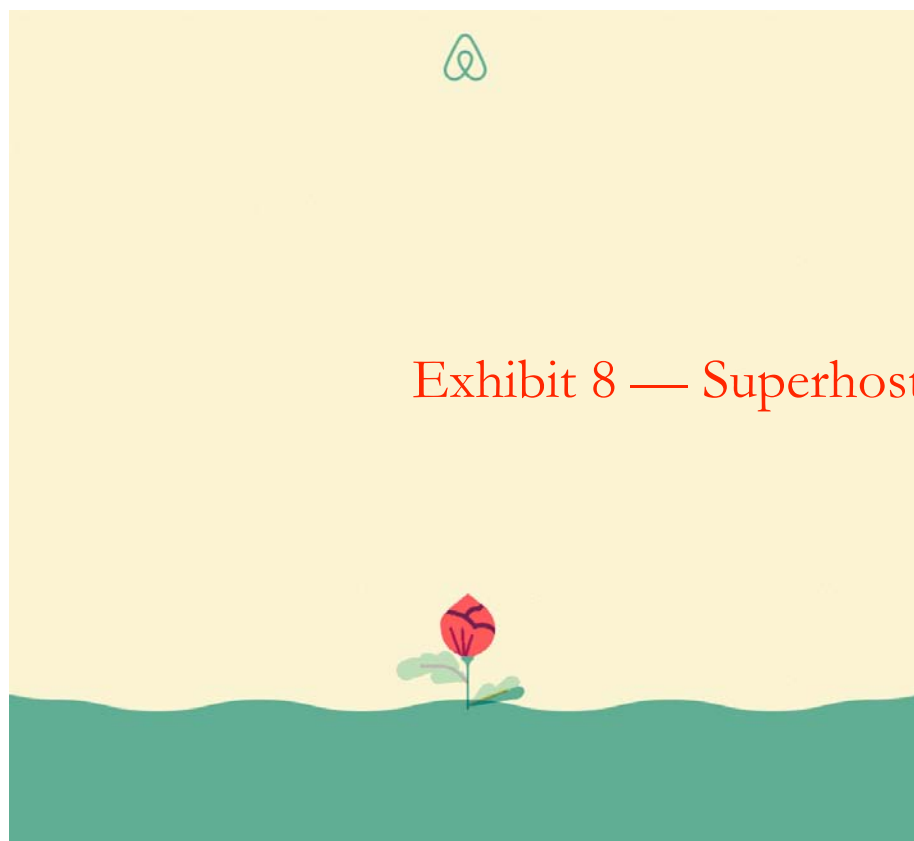
All Listings



## You earned a Superhost bonus!

Airbnb <express@airbnb.com>  
To: amateursguide@gmail.com

Fri, Jul 13, 2018 at 10:20 AM



# YOU EARNED A SUPERHOST BONUS!

Tell everyone!



Congrats, Jeannette! You've earned Superhost 4 times in a row, which means you've unlocked a Superhost bonus. It's a little extra thanks for the extra care you put in to hosting.

Unlock your bonus

In the past year, you've accomplished a lot to get to this moment:

**153**

Trips with no  
cancellations

**4.9 ★**

Overall rating

**100%**

Response rate

Now, it's time to celebrate! Your new Superhost rewards include:



**Profile badge**

A trusted symbol for hospitality featured to guests across the site



**Search filter**

A dedicated search filter lets guests narrow their search results to Superhosts



**Priority support**

Faster response times when you call Airbnb or tweet @AirbnbHelp



**Extra perks**

Access to exclusive discounts, services, events, [and more](#)

The next Superhost evaluation is in October 2018. Keep an eye on your [Progress](#) to track how you're doing and keep up the great work!



The Airbnb team

Sent with ♥ from Airbnb

Airbnb, Inc., [888 Brannan St, San Francisco, CA 94103](#)