

MANUFACTURED HOME TENANCIES EVICTION GUIDELINE

(Landlord/Plaintiff)

(Use of this guideline will assist the Court with basic information. This information is provided for general informational purposes only and is not intended as legal advice).

1. The Defendant(s) _____ entered into a lease agreement with Plaintiff _____, on (date of lease) _____ and it is currently a valid (month to month /or week to week) lease.

(***Provide the Court with a copy of your written lease)

The term of the lease was for _____ months at \$ _____ per (month/or week), which is due, in advance, on or before the _____ of each (month /or week) without demand, as set forth within the written lease /or by agreement.

State whether the tenant is holding over beyond the term of the written lease.

***(If the rent is paid in part by a government subsidy, provide the total monthly rent, and each portion of that paid by the tenant and the government.)

\$ _____ government portion per month
\$ _____ tenant's portion per month
\$ _____ total monthly rent

2. The amount of **rent** owed is:

\$ _____ for the month of _____
\$ _____ for the month of _____
\$ _____ for the month of _____

*Additional Rent per Month if needed

For a total of delinquent rent due: \$ _____.

3. State if the eviction is for other lease violations, which may include non-payment of delinquent rent.

For Example: "*The defendant is in violation of the written lease as set forth on page(s) _____, paragraph(s) _____ of the written lease.*"

4. State the type of Written Notices delivered, when the Notices were delivered, how the Notices were delivered, if delivered together, and who delivered the Notices.

State the **Type** of Written Notices delivered:

- a. Notice to Cure: and
- b. Notice to Vacate

State **When** the Landlord delivered the Notice to Cure and the Notice to Vacate

State if the Landlord both Notices were delivered at the same time.

State **How** the above Written Notices were delivered:

- a. Mail (first class, registered, certified, or delivery service with tracking);
- b. Hand Delivery to any tenant 16 years or older;
- c. Delivery to the inside of premises, in a conspicuous place;
- d. Electronic communication (if the parties previously agreed in writing); or
- e. Other proof that the tenant actually received the Notice.

State **Who** delivered the Notices

For Example: **Choose one:**

1. "Proper written Notice to Cure was delivered on (date) _____, 20_____, by (how Notice was delivered) _____."

2. "Proper written Notice to Vacate was delivered on (date) _____, 20_____, by (how Notice was delivered) _____."

5. State the amount of delinquent rent owed at the time of delivery of the Notices.

6. State **how** (e.g. cash, money order, etc.), to **whom** (payment portal, in-office, etc.), and **what date and time** the payment of delinquent rent and to cure was to be made.

7. **Choose one** of the following:

a. (Plaintiff's name) _____ is pleading for possession of the Property located at (address) _____, and total delinquent rent in the amount of \$ _____, court costs, and, if applicable, attorney's fees.

OR

b. (Plaintiff's name) _____ is pleading for only possession of the Property located at (address)

(***Offer all relevant documents into evidence)