

**\*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)