

FORCIBLE GUIDELINE

(Landlord/Plaintiff)

(Your use of this guideline when called to the Bench will assist the Court with basic information)

1. The defendant _____ 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.

(***Hand the Court 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 the _____ of each (month /or week) without demand, as set forth (within the written lease /or by agreement.)

The lease rental rate per day is \$ _____.

***(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

\$ _____ rental rate per day. (Prorate tenant's portion per month only)

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

\$ _____ for the month of _____

\$ _____ for the month of _____

\$ _____ for the month of _____

\$ _____ for the month of _____

For a total of \$ _____.

3. The defendant is in violation of the written lease as set forth on page(s) _____, paragraph(s) _____ of the written lease.

Regarding Default, the lease states _____ (provide lease information that addresses Default: example: "the tenant loses their right to possess the premises if they breach any term of the lease contract.")

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

5. (Plaintiff's name) _____ is pleading for possession of the Property located at (address) _____, and back rent in the amount of (total) \$ _____, and court costs.

(***Offer all relevant documents into evidence)