

# \*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)