

Pinal County Justice Courts, State of Arizona

EVICTIION ACTION COMPLAINT YOUR LANDLORD IS SUING TO HAVE YOU EVICTED. PLEASE READ CAREFULLY.																	
Case Number: _____																	
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<input type="checkbox"/> Residential <input type="checkbox"/> Mobile Home <input type="checkbox"/> Commercial																	
<ol style="list-style-type: none"> 1. I am the Plaintiff in this action 2. The property in question is located within the judicial precinct 3. The Plaintiff is entitled to possession of the following premises: _____ 4. The Defendant wrongfully withholds possession of said premises 5. On _____ the Defendant was given written notice to vacate the premises by and was served in the following manner _____ (A copy of the notice is attached as an exhibit to the complaint) 6. The Plaintiff is authorized to file this action and has done so for the following reason(s): <ol style="list-style-type: none"> a. <input type="checkbox"/> <u>Non-payment of rent</u> Defendant has failed to pay rent as agreed. The rent has been unpaid since _____ and had a prior unpaid balance of _____ The rental agreement requires rent to be paid each month on the ____ day of each month in the following amount: _____ The lease provides for late fees and such late fees are calculated in the following manner: \$_____ per _____ Describe: _____ b. <input type="checkbox"/> <u>Material non-compliance of rental agreement</u> Defendant committed, and has failed to remedy, a condition that is a material non-compliance of the rental agreement. Specifically, after receiving a notice to remedy the problem, the Defendant, on _____ (date) caused or allowed the following condition to occur: <i>(see pg. 2 of complaint)</i> c. <input type="checkbox"/> <u>Irreparable Breach</u> The Defendant has committed a material and irreparable breach. Specifically, on _____ (date) the Defendant did the following: <i>(see pg. 2 of complaint)</i> d. <input type="checkbox"/> <u>Other reason that entitles Plaintiff possession of the premises</u> <i>(see pg. 2 of complaint)</i> 7. Other: Rental concessions the plaintiff contends must be reimbursed (these must be included in the lease/rental agreement) _____ _____ _____ 8. As of the date this action is filed, the Defendant owes the following: <table style="width: 100%; border: none;"> <tr> <td>Rent (current and past due amounts)</td> <td>\$ _____</td> </tr> <tr> <td>Late Fees:</td> <td>_____</td> </tr> <tr> <td>Rental Concessions:</td> <td>_____</td> </tr> <tr> <td>Costs: (filing fee, process service, certified mailing fee, etc.)</td> <td>_____</td> </tr> <tr> <td>Attorney's Fees:</td> <td>_____</td> </tr> <tr> <td>Other Damages:</td> <td>_____</td> </tr> <tr> <td>Total Amount Requested*</td> <td>\$ _____</td> </tr> </table> 				Rent (current and past due amounts)	\$ _____	Late Fees:	_____	Rental Concessions:	_____	Costs: (filing fee, process service, certified mailing fee, etc.)	_____	Attorney's Fees:	_____	Other Damages:	_____	Total Amount Requested*	\$ _____
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<p>*Additional rent and late fees may be applied if judgment is not rendered before the next rent payment is due.</p>																	

The defendant may contact the plaintiff or plaintiff's attorney and may reinstate the lease agreement and cause the eviction action to be dismissed if, prior to the entry of judgment, the defendant pays all rents due, any reasonable late fees as written in the lease agreement, and any court costs and attorney fees the plaintiff has incurred as a result of the date the payment is made.

THEREFORE, the Plaintiff asks for judgment against the Defendant for the rent due, late charges, damages, restitution of the premises, Plaintiff's cost of the lawsuit and a Writ of Restitution to be issued in this matter.

I swear or affirm that I have read this information and that it is true and correct to the best of my knowledge.

SUBSCRIBED AND SWORN before me this date: _____

Affiant / Plaintiff

MY COMMISSION EXPIRES: _____

Notary Public / Clerk

REASONS FOR TERMINATION OF TENANCY (NON-MONETARY)

This section should only be used if box 6b, 6c or 6d is marked

If the plaintiff seeks a judgment for reasons permitted by law other than the non-payment of rent, the plaintiff shall state the reason for the termination of the tenancy with specific facts, including the amount owed, date(s), place(s) and circumstances of the reason for termination.