

Appendix XI-X Verified Complaint - Nonpayment of Rent

NOTICE: This is a public document, which means the document as submitted will be available to the public upon request. Therefore, do not enter personal identifiers on it, such as Social Security number, driver's license number, vehicle plate number, insurance policy number, active financial account number, or active credit card number.

Plaintiff or Filing Attorney Information:

Name _____

NJ Attorney ID Number _____

Address _____

Telephone Number _____

Superior Court of New Jersey
Law Division, Special Civil Part

_____ County

Docket Number: LT _____

Civil Action

Verified Complaint Landlord/Tenant

- ☐ Non-payment of Rent
☐ Other (Required Notices Attached)

_____,
Name of Plaintiff(s)/Landlord(s),
v.

_____,
Name of Defendant(s)/Tenant(s).

Address of Rental Premises: _____.

Tenant's Phone Number: _____.

1. The owner of record is (name of owner) _____.
2. Plaintiff is the owner or (check one) ☐ agent, ☐ assignee, ☐ grantee or ☐ prime tenant of the owner.
3. The landlord ☐ did ☐ did not acquire ownership of the property from the tenant(s).
4. The landlord ☐ has ☐ has not given the tenant(s) an option to purchase the property.
5. The tenant(s) now reside(s) in and has (have) been in possession of these premises since (date) _____, under (check one) ☐ written or ☐ oral agreement
6. ☐ Check here if the tenancy is subsidized pursuant to either a federal or state program or the rental unit is public housing.
7. The landlord has registered the leasehold and notified tenant as required by *N.J.S.A. 46:8-27*.
8. The amount that must be paid by the tenant(s) for these premises is \$_____, payable on the _____ day of each ☐ month or ☐ week in advance.

Complete Paragraphs 9A and 9B if Complaint is for Non-Payment of Rent

9A. There is due, unpaid and owing from tenant(s) to plaintiff/landlord rent as follows:

| | | | |
|----|------------------|-------|-----------------------------|
| \$ | base rent for | _____ | (specify the week or month) |
| \$ | base rent for | _____ | (specify the week or month) |
| \$ | base rent for | _____ | (specify the week or month) |
| \$ | late charge* for | _____ | (specify the week or month) |
| \$ | late charge* for | _____ | (specify the week or month) |
| \$ | late charge* for | _____ | (specify the week or month) |
| \$ | attorney fees* | _____ | |
| \$ | other* (specify) | _____ | |
| | | | |
| \$ | TOTAL | _____ | |

* The late charges, attorney fees and other charges are permitted to be charged as rent for purposes of this action by federal, state and local law (including rent control and rent leveling) and by the lease.

9B. The date that the next rent is due is (date) _____.

If this case is scheduled for trial before that date, the total amount you must pay to have this complaint dismissed is (Total from line 9A) \$ _____.

If this case is scheduled for trial on or after that date, the total amount you must pay to have this complaint dismissed is \$ _____.
(Total from line 9A plus the amount of the next rent due)

These amounts do not include late fees or attorney fees for Section 8 and public housing tenants. Payment may be made to the landlord or the clerk of the court at any time before the trial date, but on the trial date payment must be made by 4:30 p.m. to get the case dismissed.

Check Paragraphs 10 and 11 if the Complaint is for other than, or in addition to, Non-Payment of Rent. Attach All Notices to Cease and Notices to Quit/Demands For Possession.

10. ☐ Landlord seeks a judgment for possession for the additional or alternative reason(s) stated in the notices attached to this complaint. **State Reasons:** (Attach additional sheets if necessary.)

11. ☐ The tenant(s) has (have) not surrendered possession of the premises and tenant(s) hold(s) over and continue(s) in possession without the consent of landlord.

WHEREFORE, plaintiff/landlord demands judgment for possession against the tenant(s) listed above, together with costs

Dated: _____

(Signature of Filing Attorney or Landlord Pro Se)

(Printed or Typed Name of Attorney or Landlord Pro Se)

Landlord Verification

1. I certify that I am the ☐ landlord, ☐ general partner of the partnership, or ☐ authorized officer of a corporation or limited liability company that owns the premises in which tenant(s) reside(s).
2. I have read the verified complaint and the information contained in it is true and based on my personal knowledge.
3. The matter in controversy is not the subject of any other court action or arbitration proceeding now pending or contemplated and no other parties should be joined in this action except (list exceptions or indicate none):
_____.
4. I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with *Rule 1:38-7(b)*.
5. The foregoing statements made by me are true and I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

At the trial plaintiff will require:

An interpreter ☐ Yes ☐ No Indicate language _____

An accommodation for a disability ☐ Yes ☐ No Required accommodation _____

Dated: _____

(Signature of Landlord, Partner or Officer)

(Printed Name of Landlord, Partner or Officer)