

\_\_\_\_\_  
Plaintiff or Attorney for Plaintiff

\_\_\_\_\_  
Address

## Maricopa County Justice Courts, State of Arizona

CASE NUMBER: \_\_\_\_\_

Plaintiff(s) Name / Address

Defendant(s) Name / Address

### **COMPLAINT – FORCIBLE / SPECIAL DETAINER**

Residential

Mobile Home

Commercial

1. This court has jurisdiction to hear this case. The property is located within this court's venue, at:

2. I am the owner of the property and I have given the legal notice required. A copy of the notice is attached.

3A.  RENT Defendant has failed to pay rent as agreed. Rent is \$ \_\_\_\_\_.  Monthly  Weekly.  
Rent is due and unpaid since: \_\_\_\_\_.  For a total unpaid rent of \$ \_\_\_\_\_.

A five day Notice to Pay was served

Personally upon \_\_\_\_\_ by \_\_\_\_\_ on \_\_\_\_\_, or

By certified mail sent \_\_\_\_\_ (Certified mail receipt will be provided to court).

The rental agreement provides for late fees of \$ \_\_\_\_\_ per \_\_\_\_\_. The defendant owes \$ \_\_\_\_\_ late fees. The defendant owes a rent concession of \$ \_\_\_\_\_.

3B.  NON-COMPLIANCE Defendant has committed and has failed to remedy the following material non-compliance: \_\_\_\_\_

3C.  IRREPARABLE BREACH Defendant has committed the following material and irreparable breach: \_\_\_\_\_

3D.  OTHER \_\_\_\_\_

DAMAGES Defendant should pay \$ \_\_\_\_\_ for the following damage defendant committed to the property: \_\_\_\_\_

A Notice to cure this problem was served as follows: \_\_\_\_\_

I request a judgment for the amounts specified above and also a judgment for possession of the premises.

WRIT OF RESTITUTION I request the court issue a Writ of Restitution, returning the property to plaintiff's possession:

5 days from the time of judgment or  12 to 24 hours from the time of judgment (*material and irreparable breach only*)

I am also asking for reimbursement of my court costs. I state under penalty of perjury that the foregoing is true and correct.

Date: \_\_\_\_\_

\_\_\_\_\_  
Plaintiff