**State of Minnesota District Court**

Judicial District:

Court File Number:

Case Type:

County of:

**EVICTION ACTION COMPLAINT**

(Minn. Stat. §504B.321)

**Plaintiff #1 (Landlord) Plaintiff #2 (Landlord)**

|  |
| --- |
| Name: |
| Address: |
|  |
| City/State/Zip |

|  |
| --- |
| Name: |
| Address: |
|  |
| City/State/Zip: |

**Defendant #1 (Tenant)**

**VS.**

**Defendant #2 (Tenant)**

|  |  |  |
| --- | --- | --- |
| Name: |  | Name: |
| Address: | Address: |
|  |  |
| City/State/Zip: | City/State/Zip |

Check box is there are more than two plaintiffs or more than two defendants. List the information for the other parties on the *Additional Litigants Form*, HOU125.

# Rental Agreement

Landlord leased or rented property located at:

Apartment # in the city of , the state of Minnesota,

Zip Code , in the county of and does does not include a garage.

The agreement for the property, beginning from and ending

is an ORAL or WRITTEN agreement and is for:

*(Check all that apply)*

**Payment of Rent.** The current rent due and payable under this agreement each month is

$ due on the day of each month.

**Exchange of Services.** The agreement for exchange of services was: (explain in detail)

# Notice of Right of Possession by Landlord for Residential Leases

Landlord having present right of possession of the residential property, has followed Minn. Stat. §504B.181 by: (You must check either A **and** B, or C)

* 1. informing the Tenant, either in the rental agreement or otherwise in writing, before the beginning of the tenancy the name and address of:
		1. the person authorized to manage the property **AND**
		2. a landlord or agent authorized by the landlord to accept service of process and receive and give receipt for notices and demands **AND**
	2. Posting in an obvious place on the property a printed or typewritten notice that includes the information above. Explain where the notice is posted:

# OR

* 1. The Tenant knew of the name and address of the person authorized to manage the

property and accept and give receipt for notices and demands, at least 30 days before the filing of this action because:

# Grounds for Eviction

Landlord seeks to have the Tenant evicted for the following reasons: (Check all that apply)

* 1. The Tenant is still in possession of the premises and has failed to pay the rent for the month(s) of in the amount of

$ per month payable on the day of each month for a total due of

$ .

* 1. The Tenant failed to vacate the property after written notice was given: (Check all that apply)

Landlord gave written notice to tenant on to vacate the property by . Tenant has failed to vacate the property. Tenant gave written notice to Landlord on that they would

vacate the property by . Tenant has failed to vacate the property.

* 1. The Tenant has broken the terms of the rental agreement with property landlord by: (be specific)
	2. The Tenant has breached the covenants at stated in Minn. Stat. §504B.171 by: (be specific)
	3. The Tenant defaulted on the mortgage and the property has been sold at a Sheriff's sale. The Redemption period has expired and Plaintiff is entitled to possession.
	4. The Tenant defaulted on a Contract for Deed and is holding over after proper cancellation of the contract.
1. The Landlord seeks judgment against the above Tenants for restitution of said premises plus costs and disbursements.
2. Tenant #1 date of birth / Unknown;

Tenant #2 date of birth / Unknown;

*If a tenant is a business, leave this section blank for that tenant.*

1. Military status for Tenant:

Tenant # 1 is in the military service is not in the military service Unknown Tenant # 2 is in the military service is not in the military service Unknown

*If a tenant is a business, leave this section blank for that tenant.*

I declare under penalty of perjury that everything that I have stated in this document is true and correct. Minn. Stat. § 358.116.

# \*\*\*\*Notice: A licensed attorney must sign the Complaint and appear in court on behalf of a corporation or LLC. In Hennepin County only, Housing Court Rule 603 may allow a corporation or LLC to file and appear in court without a licensed attorney. \*\*\*\*

Dated:

Signature

Name:

County and State where signed

Address: City/State/Zip: Telephone:

E-mail address: