

State of Minnesota

District Court

County of:	Judicial District: _____
	Court File Number: _____
	Case Type: Housing

EVICITION 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:
Address:
City/State/Zip:

Name:
Address:
City/State/Zip

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

1. 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)

2. 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)

- a. informing the Tenant, either in the rental agreement or otherwise in writing, before the beginning of the tenancy the name and address of:
 - i. the person authorized to manage the property **AND**
 - ii. a landlord or agent authorized by the landlord to accept service of process and receive and give receipt for notices and demands **AND**
- b. 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

- c. 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:

3. Grounds for Eviction

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

- a. 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 \$ _____.
- b. 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.

- c. The Tenant has broken the terms of the rental agreement with property landlord by: (be specific)

- d. The Tenant has breached the covenants at stated in Minn. Stat. §504B.171 by: (be specific)

- e. 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.

- f. The Tenant defaulted on a Contract for Deed and is holding over after proper cancellation of the contract.

4. The Landlord seeks judgment against the above Tenants for restitution of said premises plus costs and disbursements.

5. 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.

6. 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. ******

Dated: _____

County and State where signed

Signature

Name: _____

Address: _____

City/State/Zip: _____

Telephone: _____

E-mail address: _____