

APPENDIX XI-G(3)
NOTICE REGARDING ILLEGAL EVICTION

Docket No: _____

Superior Court of New Jersey
Law Division, Special Civil Part
Landlord/Tenant Section Any County
(Court Address -- 1st Line)
(Court Address -- 2nd Line)
City, NJ 00ZIP
Phone No. (XXX) XXX-XXXX

Plaintiff's Name
Plaintiff(s) - Landlord(s)
- vs -

Defendant's Name
Defendant(s) - Tenant(s)
(Address -- 1st Line)
(Address -- 2nd Line)
City, NJ 00ZIP

NOTICE REGARDING ILLEGAL EVICTION

To: Landlord XXXXX XXXXX
Address: XXXXXXXXXXXXX
City, NJ 00ZIP
Telephone: (XXX) XXX-XXXX

Attached is the warrant of removal in the above captioned matter. You are hereby advised of the following:

A person commits a disorderly person's offense in violation of N.J.S.A. 2C:33-11.1 if they do any of the following actions after being warned by a law enforcement officer or other public official that the actions are illegal:

- (1) evicts a residential tenant without a warrant of removal issued by a court or without the consent of the tenant; or
- (2) refuses to immediately let the tenant who was evicted this way back into the premises to live there.

A law enforcement officer has the duty to prevent any person from blocking or preventing a tenant from reentering and reoccupying the rental property after the tenant was illegally evicted. Any tenant who was illegally evicted has a right to file a court proceeding and seek repossession of the rental property or damages.

“Illegal eviction” means to enter onto or into the rental premises and hold it by:

- (1) any kind of violence including threatening to kill or injure the tenant;
- (2) words, circumstances or actions which are clearly intended to incite fear, apprehension or a sense of danger in the tenant;
- (3) putting the personal property or furniture of the tenant outside;
- (4) entering peacefully and then, by force or threats, putting the tenant out;
- (5) padlocking or changing the locks;

- (6) shutting off vital services such as heat, electricity and water or causing them to be shut off;
or
- (7) any means other than a court officer executing a warrant of removal issued by a court.

A person who is convicted of an offense under this section more than once within a five-year period is guilty of a crime of the fourth degree.

Date: _____

(Judge)

Clerk of the Superior Court