

Attorney(s)/Pro Se: _____
Office Address: _____
Phone No.: _____

SUPERIOR COURT OF NEW JERSEY
Law Division, Special Civil Part
_____ County
Docket No.: LT - _____

Name of Plaintiff(s)/Landlord(s):

Civil Action

vs

VERIFIED COMPLAINT
LANDLORD/TENANT

Name of Defendant(s)/Tenant(s):

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

Address of Rental Premises: _____

Tenant's Phone No.: _____

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 _____, under (check one) ___ written or ___ oral agreement. (mm/dd/yyyy)
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 _____)
- \$ _____ court costs (fees for filing and serving the complaint)
- \$ _____ 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 _____.
(mm/dd/yyyy)

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. 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.

DATED: _____

(Signature of Landlord, Partner or Officer)

(Printed Name of Landlord, Partner or Officer)