



Eviction Petition – Holdover (Recover Possession of Real Property)

_____ Court

County of _____

Landlord/Petitioner (person/entity that started the case):

Tenant/Respondent (person whom the case is against):

Index Number:

I am the landlord of the premises located at the following address:

The tenants listed below are currently in possession of the premises [list the names of every tenant, under-tenant, assignee, and person in possession of the premises]:

- | | |
|----------|-----------|
| 1. _____ | 7. _____ |
| 2. _____ | 8. _____ |
| 3. _____ | 9. _____ |
| 4. _____ | 10. _____ |
| 5. _____ | 11. _____ |
| 6. _____ | 12. _____ |

The tenants agreed to pay \$_____ rent per month due on the _____ day of each month.

The tenant's lease or verbal/written rental agreement ended on ____/____/_____.

The tenants were served with a written demand to vacate the premises instructing them to move out within [check one]:

- 30 days (tenant has occupied the unit for less than one year and does not have a lease term of at least one year)
- 60 days (tenant has occupied the unit for more than one year but less than two years and has a lease term of at least one year but less than two years)
- 90 days (tenant has occupied the unit for more than two years or has a lease term of at least two years)

A copy of the form and proof (affidavit or affirmation) of service are attached.

The tenants continue to occupy the premises without permission after the lease or verbal/written rental agreement ended.

I request a final judgment:

- returning possession of the premises to the landlord
- issuing a warrant of eviction to remove the tenants from the premises
- issuing a judgment against the tenants for rent owed after the lease or verbal/written rental agreement ended in the amount of \$_____
- issuing a judgment against the tenants for court costs



VERIFICATION

STATE OF NEW YORK
 COUNTY OF _____

_____, being duly sworn, states the following:

1. I am the petitioner in this case.
2. I have read this Petition to Recover Possession of Real Property – Holdover, and I know what it says.
3. The information above is true, accurate, and complete to the best of my knowledge and belief.

 Petitioner Signature

Sworn to before me this _____
 day of _____, 20____.

 Notary Public

Resources for Landlords and Renters

Written Translation of this Form

nycourts.gov/forms/landlordtenant/

Spanish | español

ASL | 



Free Interpreters

Spoken & Sign Language

1-800-COURT-NY (1-800-268-7869)

nycourts.gov/courtinterpreter

courtinterpreter@nycourts.gov



Find a Lawyer, Legal Help & Information

- nycourts.gov/courthelp/Homes/evictions.shtml
- lawhelpny.org
- tenanthelpny.org
- NYS Bar Association Lawyer Referral Service (low cost), findalawyer.nys.org



ADA Accommodations

1-800-COURT-NY (1-800-268-7869)

nycourts.gov/accessibility

ada@nycourts.gov

Financial Help from 2-1-1

- Call 211
- Go to www.211.org
- Get 211 help at some courthouses

