



Eviction Petition – Nonpayment (Recover Possession of Real Property)

_____ Court

County of _____

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

Tenants/Respondents (persons whom the case is against):

Index Number:

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

The tenants listed below are in possession of the premises [list the names of every tenant, under-tenant, assignee, and person occupying 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 tenants have not made the agreed rent payments.

The tenants owe rent for the following months [list the amount owed for each month]:

- | | |
|----------------------------------|----------------------------------|
| \$_____ for month of _____, 20__ | \$_____ for month of _____, 20__ |
| \$_____ for month of _____, 20__ | \$_____ for month of _____, 20__ |
| \$_____ for month of _____, 20__ | \$_____ for month of _____, 20__ |
| \$_____ for month of _____, 20__ | \$_____ for month of _____, 20__ |
| \$_____ for month of _____, 20__ | \$_____ for month of _____, 20__ |

The total amount of rent owed is: \$_____.

I sent the tenants a written 5-day late rent notice by certified mail stating I did not receive their rent payment, and it is more than five days past the monthly due date specified in their lease.

A copy of the 5-day late rent notice and proof of mailing (copy of the certified mail return receipt) are attached.

The tenants were served with a written demand to pay past due rent instructing them to pay the rent owed or to move out within 14 days. A copy of the form and proof (affidavit or affirmation) of service are attached.

The tenants continue to occupy the premises without permission after failing to pay the rent.



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 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 – Nonpayment, 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](https://www.lawhelpny.org)
- [tenanthelpny.org](https://www.tenanthelpny.org)
- NYS Bar Association Lawyer Referral Service (low cost), [findalawyernys.org](https://www.findalawyernys.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

