

THREE DAY EVICTION NOTICE
FOR NON-PAYMENT OF RENT

To: _____ Tenant(s)

Street Address: _____ Apt# _____

City & State: _____

Notice is hereby given that you are in default in payment of rent upon the premises located at _____ and you are required to either pay the rent currently due in the amount of \$ _____ or to leave the above premises with three (3) days after the service of this notice.

If you fail to either pay the full amount of rent or move from the premises in the three-day time period, a lawsuit for eviction may be instituted against you pursuant to the laws of the State of New York. You may also be required to pay all fees and court costs incurred in such lawsuit, including attorney fees.

Dated this _____ day of _____

NOTICE OF PETITION

Petitioner: _____ Address: _____

Against

Respondent: _____ Address: _____

To the respondents above named and described, in possession of the premises hereinafter or claiming possession thereof:

PLEASE TAKE NOTICE that a hearing at which you must appear will be held at the Cairo Justice Court located at 512 Main Street, Town of Cairo, County of Greene on the _____ day of _____ 201__ at _____ PM, which prays for a final judgment of eviction awarding to the petitioner the possession of the premises designated and described as follows:

The _____ rooms on the _____ floor. Apartment No. _____, _____ Street, Town of _____, County of Greene, and further granting to the petitioner such other and further relief as is demanded in the petition, which you must answer.

TAKE NOTICE, also that demand is made in the petition herein for judgment against you, the respondent, for the sum of _____, with interest from _____, 201__.

TAKE NOTICE that your answer may set forth any defense or counterclaim you may have against the petitioner.

TAKE NOTICE also if you shall fail at such time to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

TAKE NOTICE that your failure to appear may result in a final judgment by default for the petitioner in the amount demanded in the petition.

Dated: County of Greene, the _____ day of _____, 201__

Attorney for the Petitioner
Address & Phone Number

Clerk

PETITION TO RECOVER POSSESSION OF REAL PROPERTY NON PAYMENT

Petitioner: _____ Address: _____

Against

Respondent: _____ Address: _____

The petition of the above named and described respectfully shows that:

1. Petitioner is authorized to institute and maintain this proceeding and is the agent in respect to the premises hereinafter described of _____ the owner and landlord of the premises hereinafter described.
2. Respondent _____ is the tenant of said premises who entered in possession thereof under (oral/written) rental agreement made on or about _____ between respondent and the landlord (landlord's predecessor), wherein respondent promised to pay to landlord as rent \$ _____ each month in advance on the _____ day of each month.
3. Respondents are now in possession of said premises.
4. The premises from which removal is sought are described as follows: _____

Which is situated within the territorial jurisdiction of this court.

5. Pursuant to said agreement there was due to landlord from respondent tenant rent as follows:

| | |
|-------|----------|
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |

Respondent tenant has defaulted in the payments thereof and the total rent in arrears is \$ _____

6. Said tenant had been duly demanded personally from the petitioner since the same became due.
7. Respondents hold over is no greater than the maximum rent prescribed by the New York State Emergency Housing Rent Control Act.

Petitioner requests a final judgment awarding possession of the premises to the petitioner landlord, the issuance of a warrant to remove the respondents from possession of the premises, a judgment for rent in arrears against respondent tenant for \$ _____ with interest from _____, costs and disbursements of this proceeding.

Dated: _____

Petitioner