

**State of Minnesota**

County \_\_\_\_\_

**District Court**

Judicial District: \_\_\_\_\_  
Court File Number: \_\_\_\_\_  
Case Type: Housing

\_\_\_\_\_  
Plaintiff (Landlord)  
\_\_\_\_\_  
\_\_\_\_\_  
Address

Plaintiff's Date of Birth: \_\_\_\_\_  
(if known)

vs.

**Eviction Action Complaint  
(Minn. Stat. § 504B.321)**

\_\_\_\_\_  
Defendant (Tenant)  
\_\_\_\_\_  
\_\_\_\_\_  
Address

Tenant's Date of Birth: \_\_\_\_\_  
(If known)

I, \_\_\_\_\_ state upon oath/affirmation:  
(name of person signing complaint)

1. Landlord leased or rented to tenant(s) on \_\_\_\_\_ by an  ORAL  WRITTEN agreement the premises at: \_\_\_\_\_ Apartment # \_\_\_\_\_, and garage  YES  NO, in the city of \_\_\_\_\_, the state of Minnesota, zip code \_\_\_\_\_, in the county of \_\_\_\_\_. The agreement was from \_\_\_\_\_ to \_\_\_\_\_. The current rent due and payable under this agreement each month is \$ \_\_\_\_\_ due on the \_\_\_\_\_ day of the month.

2. The landlord of the premises described above is \_\_\_\_\_.

3. Landlord having present right of possession of said property, has complied with Minn. Stat. § 504B.181 by:

- a. disclosing to the tenant either in the rental agreement or otherwise in writing prior to beginning of the tenancy the name and address of:
  - i. the person authorized to manage the property AND
  - ii. a landlord or agent authorized by the landlord to accept service of process and receive and give receipt for notices and demands, AND
- b. posting in a conspicuous place on the property a printed or typewritten notice containing the above information \_\_\_\_\_, OR  
Where Posted
- c. the above information was known by the tenant not less than 30 days before the filing of this action because: \_\_\_\_\_.

4. Landlord seeks to have the tenant evicted for the following reasons:

- a. The tenant is still in possession of above premises and has failed to pay rent for the month(s) of \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ per month payable on the \_\_\_\_\_ day of each month for a total due of \$ \_\_\_\_\_.
- b. The tenant has failed to vacate property after tenant  was given  gave written notice to do so. This notice was served on  Tenant  Landlord on \_\_\_\_\_ and tenant  was told  Gave notice to vacate the property by \_\_\_\_\_

- c. The tenant has broken the terms of the rental agreement with property landlord by: (be specific) \_\_\_\_\_
- d. The tenant has breached the covenants set forth in Minn. Stat. §504B.171 by: (be specific) \_\_\_\_\_
- e. Defendant defaulted on the mortgage and the property has been sold at a Sheriff's sale. The Redemption period has expired and Plaintiff is entitled to possession.
- f. Defendant defaulted on a contract deed and is holding over after proper cancellation of the contract.

5. The landlord seeks judgment against the above tenant(s) for restitution of said premises plus costs and disbursements herein.

**Verification and Affidavit of Non Military Status**

I, (Name) \_\_\_\_\_, being sworn/affirmed, state that I am the plaintiff/agent/attorney in this action, that I have read the complaint and that it is true to the best of my knowledge; that tenant(s) is/are not now in the military service of the United States, to the best of my information and belief.

**\*\*\*\*Notice: A licensed attorney must sign the Complaint and appear in court on behalf of a corporation or LLC. In Hennepin County only, Housing Court Rule 603 may permit a corporation or LLC to file and appear in court without a licensed attorney.\*\*\*\***

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature  
*(Sign only in front of notary public or court administrator)*

Sworn/affirmed before me this  
\_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Telephone: (    ) \_\_\_\_\_

Notary Public \ Deputy Court Administrator