

IN THE COUNTY COURT IN AND FOR FRANKLIN COUNTY, FLORIDA  
LANDLORD-TENANT ACTION

CASE NO. \_\_\_\_\_

\_\_\_\_\_  
Plaintiff(s)

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Area Code and Telephone Number

vs.

\_\_\_\_\_

\_\_\_\_\_  
Defendant(s)

**TENANT EVICTION COMPLAINT**  
**(Other Than Non-Payment of Rent)**

The Plaintiff(s) sues the Defendant(s) and alleges:

**COUNT I**

1. This is an action to evict a tenant from real property in Franklin County, Florida.
2. Plaintiff(s) owns the following described real property in said county:

\_\_\_\_\_  
complete address of property

3. Defendant(s) has possession of the property under an oral/written agreement to pay rent of \$\_\_\_\_\_ payable \_\_\_\_\_(weekly, monthly, etc.). A copy of the lease, if written, is attached.

4. Plaintiff served the Defendant a \_\_\_\_\_ day notice on \_\_\_\_\_, 20\_\_\_\_ to deliver possession for the following reason(s):

\_\_\_\_\_  
A. Termination of tenancy at will

\_\_\_\_\_  
B. Non-Compliance with rental agreement without right to cure. F.S. 83.56(2)(a)

\_\_\_\_\_  
C. Non-Compliance with rental agreement with cure. F.S. 83.56(2)(b).

If you checked B or C, state the non-compliance: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5. There is now due and owing from the Defendant(s) to Plaintiff(s), rent of \$\_\_\_\_\_,

late/other charges of \$ \_\_\_\_\_ plus rent accruing in the amount of \$ \_\_\_\_\_, plus rent accruing in the amount of \$ \_\_\_\_\_ per day until judgment is entered.

WHEREFORE, Plaintiff(s) demands judgment of possession of the property against Defendant.

\_\_\_\_\_  
PLAINTIFF (OWNER)

**COUNT II**

6. This is an action for past due rent and/or damages.

7. The Defendant(s) owe the Plaintiff(s) \$ \_\_\_\_\_ for past due rents, and \$ \_\_\_\_\_ for damages as of the date of the filing of this Complaint.

WHEREFORE, Plaintiff(s) demand judgment for past due rent and damages, including rents accruing since the filing of this action, costs, and attorney fees (if Plaintiff is represented by attorney).

\_\_\_\_\_  
PLAINTIFF(S)(OWNER)

STATE OF FLORIDA  
COUNTY OF FRANKLIN

The foregoing instrument was sworn to or affirmed and signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did ( ) did not ( ) take an oath.

MICHELE MAXWELL  
Clerk of the Court

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
As Deputy Clerk

\_\_\_\_\_  
Notary typed or Printed Name