ATTORNEY OR PARTY WITHOUT ATTORNEY *(Name, state bar number, and address):*

TELEPHONE NO.: FAX NO. *(Optional):*
E-MAIL ADDRESS *(Optional):*
ATTORNEY FOR *(Name):*

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF
STREET ADDRESS:
MAILING ADDRESS:
CITY AND ZIP CODE:
BRANCH NAME:

PLAINTIFF:

DEFENDANT:

☐ DOES 1 TO _____

COMPLAINT—Unlawful Detainer*

☐ **COMPLAINT** ☐ **AMENDED COMPLAINT *(Number):***

CASE NUMBER:

Jurisdiction *(check all that apply):*

☐ **ACTION IS A LIMITED CIVIL CASE**
Amount Demanded ☐ **does not exceed $10,000**
☐ **exceeds $10,000, but does not exceed $25,000**

☐ **ACTION IS AN UNLIMITED CIVIL CASE (exceeds $25,000)**

☐ **ACTION IS RECLASSIFIED by this amended complaint or cross–complaint**
☐ **from limited to unlimited**
☐ **from unlimited to limited**

1. PLAINTIFF *(names):*

alleges causes of action against DEFENDANT *(names):* .

2. a. Plaintiff is (1) ☐ an individual over the age of 18 years (4) ☐ a partnership
(2) ☐ a public agency (5) ☐ a corporation
(3) ☐ other *(specify):*

b. ☐ Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of *(specify):*

3. Defendants named above are in possession of the premises located at *(street address, apt. no., city, zip code, and county):*

4. Plaintiff's interest in the premises is ☐ as owner ☐ other *(specify):*

5. The true names and capacities of defendants sued as Does are unknown to plaintiff.

6. a. On or about *(date):* defendants *(names):*

(1) agreed to rent the premises for a ☐ month-to-month tenancy ☐ other tenancy *(specify):*
(2) agreed to pay rent of $ payable ☐ monthly ☐ other *(specify frequency):*
The rent is due on the ☐ first of the month ☐ other day *(specify):*

b. This ☐ written ☐ oral agreement was made with
(1) ☐ plaintiff (3) ☐ plaintiff's predecessor in interest
(2) ☐ plaintiff's agent (4) ☐ other *(specify):*

c. ☐ The defendants not named in item 6a are
(1) ☐ subtenants (2) ☐ assignees (3) ☐ other *(specify):*

d. ☐ The agreement was later changed as follows *(specify):*

e. ☐ A copy of the written agreement is attached and labeled Exhibit 1.

***NOTE**: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).

PLAINTIFF *(Name):*	CASE NUMBER:
DEFENDANT *(Name):*	

7. ☐ a. Defendants *(names):*
were served the following notice on the same date and in the same manner:
(1) ☐ 3-day notice to pay rent or quit
(2) ☐ 3-day notice to perform covenants or quit
(3) ☐ other *(specify):*
(4) ☐ 3-day notice to quit
(5) ☐ 30-day notice to quit
b. (1) On *(date):* the period stated in the notice expired at the end of the day.
(2) Defendants failed to comply with the requirements of the notice by that date.
c. All facts stated in the notice are true.
d. ☐ The notice included an election of forfeiture.
e. ☐ A copy of the notice is attached and labeled Exhibit 2.
f. ☐ One or more defendants was served (1) with a different notice, or (2) on a different date, or (3) in a different manner, as stated in attachment 7f. *(Check item 8c and attach a statement providing the information required by items 7a-e and 8 for each defendant.)*

8. a. ☐ The notice in item 7a was served on the defendants named in item 7a as follows:
(1) ☐ by personally handing a copy to defendant on *(date):*
(2) ☐ by leaving a copy with *(name or description):* , a person of suitable age and discretion, on *(date):* at defendant's ☐ residence ☐ business AND mailing a copy to defendant at defendant's place of residence on *(date):* because defendant cannot be found at defendant's residence or usual place of business.
(3) ☐ by posting a copy on the premises on *(date):* (☐ and giving a copy to a person found residing at the premises) AND mailing a copy to defendant at the premises on *(date):*
(a) ☐ because defendant's residence and usual place of business cannot be ascertained OR
(b) ☐ because no person of suitable age or discretion can be found there.
(4) ☐ *(not for 3-day notice; see Civil Code section 1946 before using)* by sending a copy by certified or registered mail addressed to defendant on *(date):*
(5) ☐ *(not for residential tenancies; see Civil Code section 1953 before using)* in the manner specified in a written commercial lease between the parties.
b. ☐ *(Name):* was served on behalf of all defendants who signed a joint written rental agreement.
c. ☐ Information about service of notice on the defendants named in item 7f is stated in attachment 8c.

9. ☐ Plaintiff demands possession from each defendant because of expiration of a fixed-term lease.
10. ☐ At the time the 3-day notice to pay rent or quit was served, the amount of **rent due** was $
11. ☐ The fair rental value of the premises is $ per day.
12. ☐ Defendants' continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure section 1174(b). *(State specific facts supporting a claim up to $600 in attachment 12.)*
13. ☐ A written agreement between the parties provides for attorney fees.
14. ☐ Defendants' tenancy is subject to the local rent control or eviction control ordinance of *(city or county, title of ordinance, and date of passage):*

Plaintiff has met all applicable requirements of the ordinances.
15. ☐ Other allegations are stated in attachment 15.
16. Plaintiff remits to the jurisdictional limit, if any, of the court.
17. PLAINTIFF REQUESTS
a. possession of the premises.
b. costs incurred in this proceeding.
c. ☐ past due rent of $
d. ☐ reasonable attorney fees.
e. ☐ forfeiture of the agreement.
f. ☐ damages at the rate stated in item 11 from *(date):* for each day defendants remain in possession through entry of judgment.
g. ☐ statutory damages up to $600 for the conduct alleged in item 12.
h. ☐ other *(specify):*

18. ☐ Number of pages attached *(specify):*

PLAINTIFF *(Name):* DEFENDANT *(Name):*	CASE NUMBER:

UNLAWFUL DETAINER ASSISTANT (Business and Professions Code sections 6400-6415)

19. *This item must be answered in all cases.* An unlawful detainer assistant ☐ did **not** ☐ did for compensation give advice or assistance with this form. *(If plaintiff has received **any** help or advice for pay from an unlawful detainer assistant, state):*
    a. Assistant's name: b. Telephone No.:
    c. Street address, city, and ZIP:

    d. County of registration: e. Registration No.: f. Expires on *(date):*

(TYPE OR PRINT NAME) (SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

(TYPE OR PRINT NAME) (SIGNATURE OF PLAINTIFF)

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