FOR CLERK’S USE ONLY

**JUSTICE COURTS, ARIZONA**

|  |  |  |
| --- | --- | --- |
|  |  | Case Number:  |
|    ( )  Plaintiff(s) Name / Address / Phone |  |    ( )  Defendant(s) Name / Address / Phone |

**JUDGMENT (Eviction Action) [ ] Amended**

This matter was heard by the Court on this date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Plaintiff appeared [ ] in person [ ] by counsel [ ] failed to appear

Defendant appeared [ ] in person [ ] by counsel [ ] failed to appear

[ ] This matter involves a subsidized rental property.

If required by law, Defendant [ ] was [ ] was not given proper notice and the opportunity to cure.

Defendant [ ] was [ ] was not properly served with the Summons and a copy of the complaint at least two (2) days prior to Court date.

If a partial rent payment was accepted, [ ] a non-waiver was produced [ ] a non-waiver was NOT produced.

[ ] Payment was made by a housing assistance agency.

Defendant pleads [ ] NOT GUILTY/NOT RESPONSIBLE

 [ ] GUILTY/RESPONSIBLE

[ ] Defendant has filed a counterclaim.

[ ] Parties have stipulated.

 **WARNING!**

1. **The plaintiff's representative is not a court employee.**
2. **By signing below, you are consenting to the terms of a judgment against you and the plaintiff will now be able to evict you.**
3. **You may have your wages garnished and the judgment may appear on your credit report.**
4. **You may lose your right to subsidized housing.**
5. **You may NOT stay at the property, even if the amount of the judgment is paid in full, unless you get the agreement in writing or get a new written rental agreement.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Defendant’s signature**

Defendant was found [ ] GUILTY/RESPONSIBLE [ ] NOT GUILTY/NOT RESPONSIBLE of:
 [ ] RENT OWED [ ] NON-COMPLIANCE [ ] IRREPARABLE BREACH

[ ] OTHER

[ ] IT IS HEREBY ORDERED granting judgment on the complaint to [ ] Plaintiff [ ] Defendant

[ ] IT IS FURTHER ORDERED granting judgment on the counterclaim to [ ] Plaintiff [ ] Defendant

[ ] IT IS FURTHER ORDERED granting possession of the rental (dwelling unit or premises) to
 [ ] Plaintiff [ ] Defendant

[ ] **IT IS FURTHER ORDERED granting monetary judgment to:**

|  |  |
| --- | --- |
| [ ] Plaintiff(s) | [ ] Defendant(s) |
| 1(a). $ Unpaid rent (non-subsidized rent) | 1. $ Court cost |
| -OR- |  |
| 1(b). $ Unpaid rent (subsidized rent- tenant’s portion only) |  |
| 2. $ Late fees | 2. $ Damages |
| 3. $ Utilities |  |
| 4. $ Other fees or charges (Add more lines for specific fees and charges) | 3. $ Attorney fees |
|  |  |
| 5. $ Rental concessions | 4. $ Other:   |
| 6. $ Court cost |  |
| 7. $ Other damages |  |
| 8. $ Attorney fees |  |
| $ **TOTAL** | $ **TOTAL** |
| [ ] Plaintiff awarded nothing | [ ] Defendant awarded nothing |

With interest at the rate of % per annum from the date of judgment until paid in full.

[ ] A Writ of Restitution (order to vacate rental) shall be granted upon request of the Plaintiff on:

Date: Time:

*(No sooner than five (5) calendar days after date of judgment)*

[ ] The court finds that the defendant has committed a material and irreparable breach, in violation of A.R.S. § 33-1368A, and a Writ of Restitution (order to vacate rental) shall be granted on:

Date: Time:

*(No sooner than 12 - 24 hours from the time of judgment)*

**WARNING:** After service of the Writ of Restitution (order to vacate rental), if you remain on or return unlawfully to the rental, you will have committed criminal trespass in the third degree.

**IT IS ORDERED** dismissing this case [ ] with prejudice [ ] without prejudice

Date: Signature:

 Justice of the Peace

I CERTIFY that I delivered/mailed a copy of this document to:

[ ] Plaintiff at the above address

[ ] Plaintiff’s attorney

[ ] Defendant at the above address

[ ] Defendant’s attorney

Date: By:

 Clerk

**DEFAULT JUDGMENT: PLAINTIFF SHALL PROMPTLY MAIL OR DELIVER A COPY OF THE DEFAULT JUDGMENT TO DEFENDANT.**