

**4-923. Petition by landlord for termination of tenancy and judgment of possession
(Mobile Home Park Act).**

[Sections 47-8-35, 47-10-4 to 47-10-6 and 47-10-9 NMSA 1978]

STATE OF NEW MEXICO

COURT
COUNTY

No. _____

_____, Plaintiff

v.

_____, Defendant

**PETITION BY LANDLORD FOR
TERMINATION OF TENANCY AND
JUDGMENT OF POSSESSION
(Mobile Home Park Act)**

The plaintiff alleges:

1. Plaintiff is lawfully entitled to possession of the premises located at:¹

_____, New Mexico _____.

2. Defendant entered into possession of the premises under a rental agreement and has breached the terms of the agreement as follows:²

A copy of the rental agreement is attached as Exhibit A.

3. The mobile home (*is*) (*is not*) subject to the security interest of a first lienholder.
(*If there is a first lien, complete the following.*)

The lienholder is _____ and the address of the lienholder is

4. Plaintiff gave written:

[] notice of non-payment of rent and the defendant has failed to pay all amounts owed;

[] (*thirty*) (*sixty*)³ day notice to quit on _____, _____
(*date*), and defendant has failed to vacate the premises.

A copy of the written notice is attached as Exhibit B.
(check and complete if applicable)

[] 5. The amount of rent and utilities owed is as follows:
Unpaid rent \$ _____
Rent per day until the mobile home
is moved from the premises \$ _____
Late fee \$ _____
Utilities \$ _____
Other _____ (explain) \$ _____
Total due: \$ _____

[] 6. Plaintiff holds \$ _____ of defendant as a damage deposit
under the rental agreement.

[] 7. Plaintiff requests separate trials on the issues of termination and
damages.

Plaintiff requests judgment against defendant, as follows:

1. Immediate [removal of the mobile home from the premises] [possession of the
above described premises];
2. Unpaid rent of \$ _____ plus \$ _____ per day to date of
restitution;
3. Damages as may be determined by the court;
4. Costs of this action;
5. Reasonable attorney fees;
6. Such other relief as the court may deem reasonable.

Dated: _____

Signed

Name (print)

Address (print)

City, state and zip code (print)

Telephone number

USE NOTES

1. Section 47-10-4 NMSA 1978 provides that the property description is deemed legally sufficient if it states the name of the landlord or of the mobile home park, the mailing address of the property, the location or space number upon which the mobile home is situated and the county in which the mobile home is situated.

2. The reasons for termination are set forth in Sections 47-10-5 and 47-10-6 NMSA 1978. One of these reasons must be described for termination.

3. Sixty days notice is required if the mobile home is a multisection mobile home. See Subsection C of Section 47-10-4 NMSA 1978.

[Adopted, effective September 2, 1997.]