

COURT NO _____

CIVIL ACTION NO _____

SAMPLE-SUMMARY POSSESSION

A COURT ADDRESS

B PLAINTIFF(S) VS. **C** DEFENDANT(S)
1) Name John Smith
Address 123 Court Street
Wilmington, DE 19808
Phone (302) 123-4567
2) Name _____
Address _____
Phone _____

1) Name Jane Doe
Address 456 Nemo Ave., Apt. 2
Wilmington, DE 19808
Phone (302) 890-1234
2) Name _____
Address _____
Phone _____

D Plaintiff's Attorney, if any:
n/a

E Defendant's Attorney, if any:
unknown

F Check One Individual Corporation or other
Artificial entity (see Supreme Court Rule 57)

G Check One Individual Corporation or other
Artificial entity (see Supreme Court Rule 57)

H Type of Service: Court Service
(Check One) Special Process Server

I Rental Unit Address:
456 Nemo Ave., Apt. 2
Wilmington, DE 199808

J Type of Action: Debt Trespass Replevin Summary Possession
Deficiency Judgment (6 Del. C. § 9-504) (Landlord/Tenant)

COMPLAINT

K 1. Concise Statement of Facts: (Who, What, When, Where, How?)
Jane Doe signed lease with me (landlord /Plaintiff) to rent the above-listed apartment in May of 1997. The
lease called for a rental payment of \$450.00 per month to be paid on the 1st of each month, with a late
fee of \$20.00 if rent is paid after the 5th of the month. Ms. Doe failed to pay rent for November.
Pursuant to the Landlord-Tenant Code, I sent a 5 day letter certified mail. (See copy enclosed)
She failed to respond, so I am seeking rent plus possession.

IN TRESPASS ACTIONS: The injury caused by the trespass must be described by Plaintiff in the statement of facts:

L 2. Relief Sought:
\$ 450.00 Amount of money claimed. (Not including interest)
\$ _____ Pre Judgment Interest at _____ % legal rate or _____ % contractual rate beginning _____ (date).
\$ _____ Post Judgment Interest at the legal rate OR contractual rate of _____ %
\$ 30.00 Court Costs.
\$ 20.00 Other late fee for Nov. '97, plus any rent that accrued in addition
X Possession Jury Trial Demanded (Possession Only): Yes No
Return of personal property or \$ _____ total value (Attach list of property stating description, number and
value of items on 8 1/2" x 11" paper

TO: THE COURT OF THE JUSTICES OF THE PEACE
Please docket the above-captioned case and issue a Summons to the above-named Defendant(s) to appear before you so there may be a trial on
this case and judgment for the Plaintiff(s), together with interest and costs of this proceeding: or, for an Attachment in Lieu of Summons, please
issue same and direct the Constable to execute the proper process. I acknowledge, that unless a jury trial is demanded for summary possession
(Landlord Tenant cases), I waive trial by jury of the claims in this complaint.

M _____
Date

Plaintiff or Plaintiff's Attorney