

TENANT'S PETITION FOR RELIEF FROM UNLAWFUL EXCLUSION

Commonwealth of Virginia VA. CODE § 55.1-1243

..... General District Court
CITY OR COUNTY

..... STREET ADDRESS OF COURT

TO ANY AUTHORIZED OFFICER: You are hereby commanded to summon the Defendant(s).
TO THE DEFENDANT(S): You are summoned to appear before this Court at the above address
on to answer the Plaintiff(s)' civil claim (see below).

..... RETURN DATE AND TIME

..... DATE ISSUED [] CLERK [] DEPUTY CLERK [] MAGISTRATE

CLAIM: I, the undersigned Plaintiff-Tenant, this day assert that Plaintiff(s)-Tenant(s) entered into a rental agreement as indicated with Defendant(s)-Landlord(s) for the rental of the premises indicated.

DATE RENTAL AGREEMENT ENTERED INTO	DATE RENTAL PERIOD COMMENCED	DATE RENTAL PERIOD ENDS
ADDRESS/LOCATION OF PREMISES		

I further assert that
 the Defendant(s) unlawfully removed or excluded the Plaintiff(s) from the premises, specifically,
 the Defendant(s) willfully diminished services to the Plaintiff(s) by interrupting or causing the interruption of an essential service to the Plaintiff(s), specifically,

Plaintiff(s) therefore requests that the court grant the following relief:
 allow the Plaintiff(s) to recover possession of the premises;
 require the Defendant(s) to resume any interrupted essential service; or
 terminate the rental agreement, and
 recover actual damages of,
 reasonable attorney fees.

..... DATE [] PLAINTIFF-TENANT [] PLAINTIFF-TENANT'S ATTORNEY

CASE DISPOSITION Defendant(s) Present? YES NO

- The court having found that the Plaintiff attempted to provide the Defendant with actual notice of the hearing and that there is good cause to issue an order ex parte, this order is a preliminary order and a full hearing shall be held on at
- JUDGMENT for Plaintiff(s)
 - Recovery of possession of premises.
 - Defendant(s) is required to resume the following interrupted essential service:
 - Rental agreement is terminated, and the Defendant(s) is ordered to return any security deposit in accordance with § 55.1-1226.
 - Actual damages in the amount of,
 - Reasonable attorney fees of
- JUDGMENT for named Defendant(s)-Landlord(s)
- NON-SUIT DISMISSED

..... DATE JUDGE

CASE NO. _____

PLAINTIFF(S) (LAST NAME, FIRST NAME MIDDLE INITIAL) _____

v.

DEFENDANT(S) (LAST NAME, FIRST NAME, MIDDLE INITIAL) _____

TENANT'S PETITION FOR RELIEF FROM UNLAWFUL EXCLUSION

TO DEFENDANT: You are not required to appear; however, if you fail to appear, judgment may be entered against you. See the additional notice on the reverse about requesting a change of trial location.
 To dispute this claim, you must appear on the return date to try this case.
 To dispute this claim, you must appear on the return date for the judge to set another date for trial.

Bill of Particulars ORDERED DUE

Grounds of Defense ORDERED DUE

ATTORNEY FOR PLAINTIFF(S)

ATTORNEY FOR DEFENDANT(S)

HEARING DATE AND TIME

JUDGMENT PAID OR SATISFIED PURSUANT TO ATTACHED NOTICE OF SATISFACTION.

..... DATE
 _____ CLERK

DISABILITY ACCOMMODATIONS
 for loss of hearing, vision, mobility, etc., contact the court ahead of time.

RETURNS: Each defendant was served according to law, as indicated below, unless not found.

NAME.....	
.....	
ADDRESS	
.....	
<input type="checkbox"/> PERSONAL SERVICE	Tel. No.
Being unable to make personal service, a copy was delivered in the following manner:	
<input type="checkbox"/> Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.	
.....	
<input type="checkbox"/> Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above. (Other authorized recipient not found.)	
<input type="checkbox"/> Served on Secretary of the Commonwealth	
<input type="checkbox"/> NOT FOUND SERVING OFFICER
.....	for
DATE	

NAME	
.....	
ADDRESS	
.....	
<input type="checkbox"/> PERSONAL SERVICE	Tel. No.
Being unable to make personal service, a copy was delivered in the following manner:	
<input type="checkbox"/> Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.	
.....	
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<input type="checkbox"/> Served on Secretary of the Commonwealth	
<input type="checkbox"/> NOT FOUND SERVING OFFICER
.....	for
DATE	

NAME	
.....	
ADDRESS	
.....	
<input type="checkbox"/> PERSONAL SERVICE	Tel. No.
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.....	
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<input type="checkbox"/> Served on Secretary of the Commonwealth	
<input type="checkbox"/> NOT FOUND SERVING OFFICER
.....	for
DATE	

OBJECTION TO VENUE:

To the Defendant(s): If you believe that Plaintiff(s) should have filed this suit in a different city or county, you may file a written request to have the case moved for trial to the general district court of that city or county. To do so, you must do the following:

1. Prepare a written request which contains (a) this court's name, (b) the case number and the "return date" as shown on the other side of this form in the right corner, (c) Plaintiff(s)' name(s) and Defendant(s)' name(s), (d) the phrase "I move to object to venue of this case in this court because" and state the reasons for your objection and also state in which city or county the case should be tried, and (e) your signature and mailing address.
2. File the written request in the clerk's office before the trial date (use the mail at your own risk) or give it to the judge when your case is called on the return date. Also send or deliver a copy to plaintiff.
3. If you mail this request to the court, you will be notified of the judge's decision.

I certify that I mailed a copy of this document to the defendants named therein at the address shown therein on	
.....
DATE	<input type="checkbox"/> Plaintiff
	<input type="checkbox"/> Plaintiff's Atty.
	<input type="checkbox"/> Plaintiff's Agent
.....	
Fi. Fa. issued on	
Interrogatories issued on:	
Garnishment issued on	
.....	