

STATE OF NEW MEXICO/新墨西哥州
IN THE _____ COURT/法院
_____ COUNTY/郡县

_____, Plaintiff /原告

v. / 状告

_____, Defendant /被告

No. / 案号 _____

**PETITION BY LANDLORD FOR
TERMINATION OF TENANCY AND
JUDGMENT OF POSSESSION**
房东请求终止租赁及判决收回物业
(Mobile Home Park Act)
(活动房园区法令)

The plaintiff alleges: /原告声称:

1. Plaintiff is lawfully entitled to possession of the premises located at¹: _____

_____, New Mexico _____.

原告合法拥有位于¹ _____
_____, 新墨西哥州 _____ 之物业所有权。

2. Defendant entered into possession of the premises under a rental agreement and has breached the terms of the agreement as follows²:

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

被告根据租赁协议入住该物业, 并因以下行为违反了协议条款²:

_____。
该租赁协议副本列为物证 A, 现附于后。

3. The mobile home (is) (is not) subject to the security interest of a first lienholder. / 该活动房涉及第一留置权持有人抵押保证权益。

(If there is a first lien, complete the following.) / (如果存在第一留置权, 请填以下项)。

The lienholder is / 留置权持有人为 _____ and the address of the lienholder is / 留置权持有人地址是 _____.

4. Plaintiff gave written: / 原告已发出以下书面通知:
- notice of non-payment of rent and the defendant has failed to pay all amounts owed; / 租金欠缴通知, 但被告未能交付全部所欠金额;
- (thirty) (sixty)³day notice to quit on _____, _____ (date), and defendant has failed to vacate the premises. / 于_____, _____ (日期) 发出的限(三十)(六十)天内退租通知, 但被告未能迁出物业。

A copy of the written notice is attached as Exhibit B. / 该租赁协议副本列为物证 B, 现附于后。

(check and complete if applicable) / (勾选适用项目)

5. The amount of rent and utilities owed is as follows: / 所欠租金及公用事业费如下:
- | | |
|---|----------|
| Unpaid rent / 欠缴租金 | \$ _____ |
| Rent per day until the mobile home is moved from the premises / 至活动房移出物业的每日租金 | \$ _____ |
| Late fee / 滞纳金 | \$ _____ |
| Utilities / 公用事业费 | \$ _____ |
| Other _____ (explain) / 其它_____(说明) | \$ _____ |
| Total due: / 欠费总计: | \$ _____ |
6. Plaintiff holds \$ _____ of defendant as a damage deposit under the rental agreement. / 原告持有被告根据租赁协议缴付的 \$ _____。
7. Plaintiff requests separate trials on the issues of termination and damages. / 原告请求对归还问题与损失赔偿分开审理。

Plaintiff requests judgment against defendant, as follows: / 原告请求对被告作出以下判决:

1. Immediate [removal of the mobile home from the premises] [possession of the above described premises]; / 立即[将活动房移出物业] [收回上述物业];
2. Unpaid rent of \$ _____ plus \$ _____ per day to date of restitution; / 欠付租金 \$ _____ 加上至归还日期天数按日租金 \$ _____ 计算的租金;
3. Damages as may be determined by the court; / 可由法院裁定的损失赔偿
4. Costs of this action; / 本次诉讼费用;
5. Reasonable attorney fees; / 合理的律师费;
6. Such other relief as the court may deem reasonable. 法庭认为合理的此类其它补偿。

Dated / 日期: _____

Signed / 签名

Name (print) / 姓名 (大写)

Address (print) / 地址 (大写)

City, state and zip code (*print*) / 市、州和

邮编 (大写)

Telephone number / 电话号码

USE NOTE / 使用说明

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.* / 1978年新墨西哥州法令注释版(NMSA)第47-10-3章规定, 法律上充分之物业描述应提供房东或活动房园区的名称、物业邮寄地址、活动房所处地点或空间编号以及活动房所在郡县。
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.* / 终止理由列于1978年新墨西哥州法令注释版(NMSA)第47-10-5和第47-10-6章。终止必须引用其中一条理由。
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.* / 如果活动房为多单位活动房, 要求发出限期六十天通知。请参阅1978年新墨西哥州法典(NMSA)第47-10-4章C节。