

UNLAWFUL DETAINER

(not Eviction)

USE THIS PACKET IF:

- 1) YOU ARE TRYING TO REMOVE SOMEONE FROM YOUR HOME, and
- 2) YOU HAVE A LEGAL RIGHT TO RESIDE IN YOUR HOME (YOU ARE THE OWNER OR ARE THE LEGAL TENANT), and
- 3) THE PERSON YOU ARE TRYING TO REMOVE DOES **NOT** HAVE A LEGAL RIGHT TO RESIDE IN YOUR HOME (THEY ARE NOT AN OWNER OR A LEGAL TENANT), and
- 4) THERE IS NO AGREEMENT FOR RENT (VERBAL OR IN WRITING) BETWEEN YOU AND THE PERSON YOU ARE TRYING TO REMOVE.

Unlawful Detainer is a county court lawsuit, filed pursuant to Florida Statute, to request that another person be ordered to leave your property. It is similar to an eviction proceeding except that in an Unlawful Detainer case, there is **no landlord/tenant relationship** between the parties, i.e. there is **no agreement to pay rent**, either verbal or in writing. If there is an agreement to pay rent, verbal or in writing, you should consider filing an eviction case. Consult with an attorney if you are not sure.

FORMS IN THIS PACKET

- Unlawful Detainer Complaint
- Unlawful Detainer Summons
- Non-Military Affidavit

- Motion for Default & Default

- Writ of Possession

WHEN TO USE

- Required to start the case
- Required to start the case
- Use only if the other party is NOT in the military and they do not file an answer
- Use if no answer is filed

- For the Clerk to sign after the Judge signs the Judgment. The Sheriff's office will use this to remove the Defendant.

Information or forms provided by the Clerk of Circuit Court should be considered as basic information only and may not be applicable to every situation. The information is not intended to be used as legal advice. Specific guidance as to how to proceed with filing a lawsuit or answering a lawsuit and questions about your particular situation should be directed to a qualified attorney.

Florida Bar Referral Service

(800) 342-8011

<http://www.floridabar.org/lawyerreferral>

3 Rivers Legal Services, Inc. - Gainesville Office

(352) 372-0519

<http://www.trls.org>

**IN THE COUNTY COURT, EIGHTH JUDICIAL CIRCUIT, IN AND FOR
ALACHUA COUNTY, FLORIDA, CIVIL DIVISION**

_____,
PLAINTIFF(S),

CASE NO.: _____

v.

DIVISION: _____

_____,
DEFENDANT(S).

_____ /

COMPLAINT FOR UNLAWFUL DETAINER

Plaintiff(s), _____, sues the Defendant(s), _____, and alleges as follows:

1. This is a cause of action for unlawful detainer pursuant to Chapter 82, Florida Statutes.
2. On or about (date) _____ Defendant entered or took possession of the dwelling located at (address/description of dwelling) _____, Alachua County, Florida with the permission of the Plaintiff, but not pursuant to any lease agreement.
3. On or about (date) _____ Plaintiff revoked his/her consent for Defendant to be in possession of the dwelling and, on that date, so informed Defendant by oral/written notice (attach copy if written), and demanded that Defendant vacate the premises.
4. However, Defendant refused to vacate the premises and continues in possession of the dwelling against the consent of Plaintiff, contrary to § 82.04, Florida Statutes.
5. In accordance with § 82.04(1), Florida Statutes, Plaintiff is entitled by this lawsuit to have Defendant removed from possession of the premises; and Plaintiff is entitled to the summary procedure set forth in § 51.011, Florida Statutes.

WHEREFORE, Plaintiff respectfully requests that the Court will find that Defendant wrongfully holds possession of the premises, grant final judgment in favor of Plaintiff and against Defendant, issue a writ of possession in favor of Plaintiff and against Defendant in accordance with § 82.091, Florida Statutes, award to Plaintiff the costs of this action, and grant to Plaintiff such other relief as justified by the circumstances in this case.

_____ (Your Signature)

Plaintiff

_____ (Print Your Name)

_____ (Print Your Address)

_____ (Telephone number)

STATE OF FLORIDA

COUNTY OF _____

Sworn to or affirmed and signed before me on _____ by _____.

NOTARY PUBLIC or DEPUTY CLERK

[Print, type, or stamp commissioned name of notary or clerk.]

_____ Personally known

_____ Produced identification; Type of identification produced _____

**IN THE COUNTY COURT, EIGHTH JUDICIAL CIRCUIT, IN AND FOR
ALACHUA COUNTY, FLORIDA, CIVIL DIVISION**

PLAINTIFF(S)

vs

CASE NO: _____

DIVISION: _____

DEFENDANT(S)

**AFFIDAVIT OF NON-MILITARY SERVICE
(UNLAWFUL DETAINER)**

**STATE OF FLORIDA
COUNTY OF ALACHUA**

Before me, the undersigned authority, personally appeared _____,
who duly sworn, deposes and says:

The Defendant(s) is/are not now nor has\have been in the military service of the United
States of America since the institution of this action.

Plaintiff

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this _____ day of _____,
_____, by _____ who is personally known to me or who has
produced _____ as identification and who did [] did not [] take an oath.

As Clerk of the Court

As Deputy Clerk

Notary Public

Typed or Printed Name

**IN THE COUNTY COURT, EIGHTH JUDICIAL CIRCUIT,
IN AND FOR ALACHUA COUNTY, FLORIDA, CIVIL DIVISION**

PLAINTIFF(S)

vs

CASE NO: _____

DIVISION: _____

DEFENDANT(S)

MOTION FOR DEFAULT

Plaintiff moves for entry of a default by the clerk against defendant _____

_____ for failure to serve any paper on the undersigned or file any paper as required by law.

Plaintiff

DEFAULT

A default is entered in this action against the defendant, named in the foregoing motion, for failure to serve or file any paper as required by law.

Dated on _____, _____.

As Clerk of the Court

By: _____

As Deputy Clerk

**IN THE COUNTY COURT, EIGHTH JUDICIAL CIRCUIT,
IN AND FOR ALACHUA COUNTY, FLORIDA, CIVIL DIVISION**

PLAINTIFF(S)

vs

CASE NO: _____
DIVISION: _____

DEFENDANT(S)

WRIT OF POSSESSION

THE STATE OF FLORIDA:

To the Sheriff of _____ County, Florida:

YOU ARE COMMANDED to remove all persons from the following described property in
_____ County, Florida: (*Address of Property*)

and to put Plaintiff of the above action in possession of it.

WITNESS my hand and seal of this Court on _____ .

As Clerk of the Court

By: _____
Deputy Clerk

Plaintiff/Attorney

Address

Phone Number

IN THE COUNTY COURT, EIGHTH JUDICIAL CIRCUIT, IN AND FOR
ALACHUA COUNTY, FLORIDA, CIVIL DIVISION

Plaintiff,

vs.

Case Number: _____

Defendant.

Division: _____

**SUMMONS FOR REMOVAL FROM PREMISES
FOR UNLAWFUL DETAINER**

TO: _____

Address: _____

PLEASE READ CAREFULLY

You are being sued by _____ to require you to move out of the property located at _____ for the reasons given in the attached complaint.

You are entitled to a trial to decide whether you can be required to move, but you **MUST** do ALL of the things listed below. You must do them within 5 days (not including Saturday, Sunday or legal holidays) after the date these papers were given to you or to a person who lives with you or were posted at your home.

THE THINGS YOU MUST DO ARE AS FOLLOWS:

1. Write down the reason(s) why you think you should not be forced to move. The written reason(s) must be given to the Court Clerk at the Alachua County Courthouse, 201 E. University Avenue, Gainesville, FL 32601.

2. Mail or take a copy of your written reason(s) to:

Plaintiff/Plaintiff's Attorney

IF YOU DO NOT DO ALL THE THINGS SPECIFIED ABOVE WITHIN 5 WORKING DAYS AFTER THE DATE THAT THESE PAPERS WERE GIVEN TO YOU OR TO A PERSON WHO LIVES WITH YOU OR WERE POSTED AT YOUR HOME, YOU MAY BE FORCED TO MOVE WITHOUT A HEARING OR FURTHER NOTICE.

THE STATE OF FLORIDA:

To Each Sheriff of the State: You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named defendant.

DATED on _____.

J.K."Jess" Irby
Alachua County Clerk of Court

By _____
Deputy Clerk