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Attorney for Landlord APPENDIX XI-B. TENANCY SUMMONS AND RETURN OF SERVICE (R. 6:2-1)

Plaintiff(s)	East Coast Edgewater Garden LLC	SUPERIOR COURT OF NEW JERSEY
2 & 3	VS.	LAW DIVISION, SPECIAL CIVIL PART
		MONMOUTH COUNTY
		71 Monument Park
		Freehold, NJ 07728
Defendant(s)	Lykia Sandifer	Docket No.: LT -
5	762 GREENS AVENUE APT. 34B	Civil Action
name address	Long Branch, NJ 07740	Summons Landlord/Tenant
number	732-546-5465	X Non-payment of Rent/
		X Other (Required Notices Attached)

NOTICE TO TENANT: The purpose of the attached verified complaint is to permanently remove you and your belongings from the premises. If you want the court to hear your side of the case, you must appear in court on this date and time: _____ at _____ am / pm or the court may rule against you.

REPORT TO: Monmouth County Courthouse, Freehold. Please report to the Jury Assembly Room, Lower Level, West
If you cannot afford to pay for a lawyer, free legal advice may be available by contacting Legal Services at (732) 866-0020.
If you can pay a lawyer but do not know one, you may call the Lawyer Referral Service of your local Bar Association at (732) 431-5544.

You may be eligible for housing assistance. To determine your eligibility, you must immediately contact the welfare agency in your county at 3000 Kozloski Road, Freehold, NJ, 07728, telephone (732) 731-6000.

If you need an interpreter or an accommodation for a disability, you must notify the court immediately.

Es posible que pueda recibir asistencia con la vivienda si se comunica con la agencia de asistencia publica (welfare agency) de su condado al 3000 Kozloski Road, Freehold, NJ, 07728, telephone (732) 731-6000.

Si Ud, no tiene dinero para pagar a un abogado, es posible que pueda recibir consejos legales gratuitos si se comunica con Servicios Legales (Legal Services) al (732) 866-0020. Si tiene dinero para pagar a un abogado per no conoce ninguno puede llamar a SeMcios de Recomendacion de Abogados (Lawyer Referral Services) del Colegio de Abogados (Bar Association) de su condado local at (732) 431-5544.

Si necesita un interprete o alguna acomodacion para un impedimeno fisco, tiene que noticarselo inmediateamente al tribunal.

DATE: _____

Clerk of the Special Civil Part

COURT OFFICERS RETURN OF SERVICE (FOR COURT USE ONLY)

DOCKET NO: _____ DATE: _____ TIME: _____
WM _____ WF _____ BM _____ BF _____ OTHER _____
HT _____ WT _____ AGE _____ MUSTACHE _____ BEARD _____
NAME: _____ RELATIONSHIP: _____
EFFECTORS MADE TO PERSONALLY SERVE: _____
DESCRIPTION OF PREMISES IF POSTED: _____
I hereby certify the above return to be true and accurate. _____

Court Office

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Attorney for Landlord

Plaintiff(s) **East Coast Edgewater Garden LLC**
2 & 3 VS.
Defendant(s) **Lykia Sandifer**
5 **762 GREENS AVENUE APT. 34B**
name, address **Long Branch, NJ 07740**
number **732-546-5465**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION, SPECIAL CIVIL PART
MONMOUTH COUNTY
71 Monument Park **5 county**
Freehold, NJ 07728
Docket No.: LT - _____
Civil Action
☒ Verified Complaint Landlord/Tenant **1**
☒ Non-payment of Rent/ Other (Required Notices attach

Address of Rental Premises: **752 OCEAN AVENUE APT. 21 west End. NJ 07740** Tenant's Phone No: **7326933063** **5 address**

- 2 & 3**
1. The owner of record is **East Coast Ocean Terrace LLC**
 - 15 **2.** Plaintiff is the **owner** or (check one) _____ agent, _ assignee, _____ grantee or prime tenant of the owner
 - 17 **3.** The landlord **did did not** acquire ownership of the property from the tenant(s).
 - 18 **4.** The landlord has **(not)** given the tenant(s) an option to purchase the property.
 - 5.** The tenant(s) now reside(s) in and has (have) been in possession of these premises since **2/14/2018**, under **written agreement**. **8**
 - 6 **6.** ☐ Check here if the tenancy is subsidized pursuant to either a federal or state program or the rental unit is public housing.
 - 7.** The landlord has registered the leasehold and notified tenant as required by N.J.S.A. 46:8-27.
 - 8.** The amount that must be paid by the tenant(s) for these premises is **\$1.265.00** payable on the **First day (1st)** of each month or week in advance. **9**

COMPLETE PARAGRAPHS 9A AND 9B IF COMPLAINT IS FOR NON-PAYMENT OF RENT

10 9A. There is due, unpaid and owing from tenant(s) to plaintiff/landlord rent as follows:

Amount (\$)	Month	Year	Description
.			
TOTAL (\$)	calculate total		

* The late charges, attorney fees and other charges are permitted to be charged as rent for purposes of this action by federal, state and local law (including rent control and rent leveling) and by the lease.

9B. The date that the next rent is due is \$4300.00 generate based on question 8 on this form
If this case is scheduled for trial before that date, the total amount you must pay to have this complaint dismissed is (Total from line 9A) \$

If this case is scheduled for trial on or after that date, the total amount you must pay to have this complaint dismissed is (Total from line 9A plus the amount of the next rent due) \$

These amounts do not include late fees or attorney fees for Section 8 and public housing tenants.

Payment may be made to the landlord or the clerk of the court at any time before the trial date, but on the trial date payment must be made by 4:30 p.m. to get the case dismissed.

Check Paragraphs 10 and 11 if the Complaint is for other than, or in addition to, Non-Payment of Rent. Attach All Notices to Cease and Notices to Quit/Demands for Possession.

10. → ☐ Landlord seeks a judgment for possession for the additional or alternative reason(s) stated in the notices attached to this complaint. State Reasons: (Attach additional sheets if necessary.)

11. The tenant(s) has (have) not surrendered possession of the premises and tenant(s) hold(s) over and continue(s) in possession without the consent of landlord.

12. WHEREFORE, plaintiff/landlord demands judgment for possession against the tenant(s) listed above, together with costs

Dated: todays date

Karen Bowers, Esq

3 or if filing with attorney then name of attorney

LANDLORD VERIFICATION

- 2 → 1. I certify that I am the ☐ landlord, ☐ general partner of the partnership, or ☐ authorized officer of a corporation or limited liability company that owns the premises in which tenant(s) reside(s).
2. I have read the verified complaint and the information contained in it is true and based on my personal knowledge.
3. The matter in controversy is not the subject of any other court action or arbitration proceeding now pending or contemplated and no other parties should be joined in this action except (list exceptions or indicate none): ← 20
4. I certify that confidential personal identifiers have been redacted from documents now submitted to the court and will be redacted from all documents submitted in the future in accordance with Rule 1:38-7(b).
5. The foregoing statements made by me are true and I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

At the trial the plaintiff will require:

An interpreter

Yes No

Indicate language:

← 21

An accommodation for a disability

Yes No

Required accommodation:

DATE: June 1, 2018

todays date

Helen Weinberger for OAK TREE EQUITIES

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