

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: FIRM NAME: STREET ADDRESS: CITY: TELEPHONE NO.: EMAIL ADDRESS: ATTORNEY FOR (name):	STATE BAR NUMBER:  STATE:      ZIP CODE: FAX NO.:	<b>FOR COURT USE ONLY</b>
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF</b> STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:		
PLAINTIFF: DEFENDANT:		
<b>COMPLAINT—RECOVERY OF COVID-19 RENTAL DEBT</b> <input type="checkbox"/> COMPLAINT <input type="checkbox"/> AMENDED COMPLAINT (Number):		
<b>Jurisdiction (check all that apply):</b> <input type="checkbox"/> ACTION IS A LIMITED CIVIL CASE Amount demanded <input type="checkbox"/> does not exceed \$10,000 <input type="checkbox"/> exceeds \$10,000 but does not exceed \$25,000 <input type="checkbox"/> ACTION IS AN UNLIMITED CIVIL CASE (exceeds \$25,000)		CASE NUMBER:

**ACTION FOR RECOVERY OF COVID-19 RENTAL DEBT  
AS DEFINED UNDER CODE OF CIVIL PROCEDURE SECTION 1179.02  
Access to the records in this case is limited under Code of Civil Procedure section 1161.2.5.**

*If plaintiff cannot afford to pay filing fees, plaintiff may ask the court to waive the fees by completing form FW-001, Request to Waive Court Fees, and filing it with the court.*

*This form may not be used for actions to recover commercial rental debt.*

**Notice to defendant:** Defendant must use form PLD-C-505, Answer—Recovery of COVID-19 Rental Debt, to answer this complaint.

1. **Plaintiff** (name or names):

brings this complaint for recovery of COVID-19 rental debt against **defendant** (name or names):

**INTRODUCTORY ALLEGATIONS**

2. a. Each plaintiff named above is a competent adult

- except** plaintiff (name):
- (1)  a corporation qualified to do business in California
  - (2)  an unincorporated entity (describe):
  - (3)  other (specify):

b.  Plaintiff (name):  
has complied with the fictitious business name laws and is doing business under the fictitious name (specify):

c.  Information about additional plaintiffs who are not competent adults is shown in Attachment 2.

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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3. This court is the proper court because
- a.  a defendant lives here now.
  - b.  a defendant entered into the rental agreement or lease here.
  - c.  the property that is the subject matter of the rental agreement or lease is here.
  - d.  Other (specify):
4.  Plaintiff has been assigned the rights to the COVID-19 rental debt that is set out in item 6 of this complaint, by (name of assignor): \_\_\_\_\_ on (date of assignment): \_\_\_\_\_

**ALLEGATIONS ABOUT COVID-19 RENTAL DEBT**

5. a. Defendant (name each) \_\_\_\_\_ agreed to pay rent for the premises at (address): \_\_\_\_\_ during part or all of the period between March 1, 2020, and September 30, 2021.
- b. The rent was in the amount of \$ \_\_\_\_\_ payable  monthly  Other (specify): \_\_\_\_\_
- c.  Defendant (name each) \_\_\_\_\_ agreed to pay other amounts as part of the rental agreement or lease, for (describe service paid for) \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ payable  monthly  Other (specify): \_\_\_\_\_
- d.  Copies of all relevant rental agreements or leases for the tenancy described in item 5a are attached, numbered as Attachment 5.
6. The plaintiff claims defendant or defendants owe \$ \_\_\_\_\_ for unpaid rent or other financial obligations of the tenancy that came due between March 1, 2020, and September 30, 2021. (Complete items a and b.)
- a. Rent due. (List all rent plaintiff claims defendant or defendants owe that came due during the period from March 1, 2020, to September 30, 2021. For each month you claim rent is due, include each amount due and the date it came due. If there is not enough space below, check the box below, use form MC-025, and title it Attachment 6(a).)
- Other allegations are on form MC-025.
- b. Other amounts of COVID-19 rental debt due. (List all unpaid financial obligations under the lease or rental agreement (other than rent) that plaintiff claims defendant owes and that came due during the period from March 1, 2020, to September 30, 2021. For each month you claim other financial obligations are due, include each amount, the date it came due, and what it was for (for example, parking fees or utilities included as part of the rental agreement). If there is not enough space below, check the box below, use form MC-025, and title it Attachment 6(b).)
- Other allegations are on form MC-025.

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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**ALLEGATIONS ABOUT RENTAL ASSISTANCE**

7. a. Plaintiff made a good-faith effort to help defendant obtain rental assistance before filing this case, as required under Code of Civil Procedure section 871.10(a), by (*check all that apply*):
- (1)  investigating whether governmental rental assistance is available to the defendant.
  - (2)  seeking governmental rental assistance for the defendant.
  - (3)  cooperating with the defendant's efforts to obtain rental assistance from any governmental entity or other third party.
- b.  Documentation of the efforts described in item 7a is attached as required by statute and marked as Attachment 7.
- c.  Plaintiff does not have documentation of the efforts described in item 7a, but made the following efforts (*describe*):

8. Plaintiff states that the following are true:

*(Note: The statements in items 8a and b must be verified under penalty of perjury before a judgment for plaintiff can be entered by the court. [See Health & Saf. Code, § 50897.3(e).] If plaintiff later requests a default judgment, plaintiff must file Verification by Plaintiff Regarding Rental Assistance—Recovery of COVID-19 Rental Debt (form PLD-C-520) with that request.)*

- a.  The landlord has not received rental assistance or other financial compensation from any other source corresponding to any of the amount claimed in item 6.
- b.  The landlord does not have any application pending for rental assistance or other financial compensation from any other source corresponding to any of the amount claimed in item 6.
- c.  (*Complete if plaintiff is not the landlord.*)

The landlord is (*name*)

and plaintiff can make the statements above

on the following basis (*describe the basis for plaintiff making the statements in items 8a and b*):

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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**OTHER ALLEGATIONS**

9.  Plaintiff makes the following additional allegations: (State any additional allegations below, with each allegation lettered in order, starting with (a), (b), (c) etc. If there is not enough space below, check the box below and use form MC-025, title it Attachment 9, and letter each allegation in order.)  Other allegations are on form MC-025.

10.  The following items in this complaint are alleged on information and belief (list item numbers):

11. This pleading, including attachments and exhibits, consists of the following number of pages: \_\_\_\_\_ .

**DEMAND FOR JUDGMENT**

12. Plaintiff requests judgment for costs of suit; for such relief as is fair, just, and equitable; and for

- a.  damages of: \$
- b.  interest on damages
  - (1)  according to proof.
  - (2)  at the rate of (specify): \_\_\_\_\_ per year from (date): \_\_\_\_\_
- c.  attorneys' fees, to the extent permitted under Code of Civil Procedure section 871.11,
  - (1)  of: \$
  - (2)  according to proof.
- d.  Other (specify): \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(TYPE OR PRINT NAME)

▶ \_\_\_\_\_  
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

**VERIFICATION**  
(Optional, but see item 8)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, except as to those matters listed in item 10 as alleged on information and belief, and as to those matters, I believe them to be true.

Date: \_\_\_\_\_

\_\_\_\_\_  
(TYPE OR PRINT NAME)

▶ \_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(TITLE—provide if signing on behalf of corporation or other business entity)