

**THE STATE OF NEW HAMPSHIRE**  
**JUDICIAL BRANCH**  
<https://www.courts.nh.gov>

Court Name: \_\_\_\_\_  
Case Name: \_\_\_\_\_  
Case Number: \_\_\_\_\_  
(if known)

**TENANT'S PETITION UNDER RSA 540-A:4**

_____ Tenant(s) / Plaintiff(s) Mailing address: Street: _____ _____ City: _____ State: _____ Zip code: _____ Telephone: _____ E-mail: _____	V.	_____ Landlord(s) / Defendant(s) Mailing address: Street: _____ _____ City: _____ State: _____ Zip code: _____ Telephone: _____ E-mail: _____
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**Property and Party Information:**

1. Physical Address of Property: \_\_\_\_\_
2. The property about which I am filing a petition  is  is not a residential premises. (RSA 540-A only applies to residential premises, including manufactured housing or space in a manufactured housing park)
3. The property about which I am filing a petition  is  is not a "shared facility" under RSA 540-B. (A "shared facility" means a property rented for residential purposes where: 1) the owner lives at the property; 2) each renter has a separate sleeping area; and 3) the renter(s) and the owner share significant portions of the property in common, such as a kitchen, dining area, bathroom, or bathing area.)
4. The landlord(s) named above is the  owner  lessor  agent (such as a property manager) for the owner/lessor of the property.
5. I  am  am not the person to whom the landlord(s) named above rents or leases the property.
6. I  have  have not received an eviction notice for this property.
7. If there is an eviction case pending, please provide the following information:  
Court Name: \_\_\_\_\_  
Case Name: \_\_\_\_\_  
Case Number (if known): \_\_\_\_\_  
Date of Any Hearing: \_\_\_\_\_

**I complain that I am in immediate threat of irreparable harm because (check all that apply):**

- My landlord willfully caused my utility service, specifically:  water  heat  light  telephone  gas  electricity  sewerage  elevator  refrigeration  internet  television  other utility service \_\_\_\_\_ (describe service) to be shut off without prior permission from the court. (does not include temporary interruptions as may be necessary when actual repairs are in process or during temporary emergencies).

Case Name: \_\_\_\_\_

Case Number: \_\_\_\_\_

**TENANT'S PETITION UNDER RSA 540-A:4**

My landlord has willfully denied me access to all or part of my rented/leased premises without prior permission from the Court by:

\_\_\_\_\_  
\_\_\_\_\_

My landlord has willfully seized, is holding or is denying me access to my personal property without prior permission from the Court by:

\_\_\_\_\_  
\_\_\_\_\_

My landlord has entered my rented/leased premises without my permission and is not doing so to make emergency repairs or to respond within 72 hours of a report of a pest infestation, as follows:

\_\_\_\_\_  
\_\_\_\_\_

My landlord willfully refuses to investigate my report of an infestation of insects, including bed bugs, or rodents, in my rented/leased premises and it has been more than seven days since my landlord has received notification of the infestation, as follows:

\_\_\_\_\_  
\_\_\_\_\_

My landlord willfully refuses to take reasonable measures to remediate an infestation of insects, including bed bugs, or rodents, in my rented/leased premises, as follows:

\_\_\_\_\_  
\_\_\_\_\_

My landlord has willfully and substantially interfered with my beneficial use or enjoyment of my rented/leased premises, thereby violating my right to quiet enjoyment of the premises by:

\_\_\_\_\_  
\_\_\_\_\_

My landlord has willfully attempted to force me to leave my rented/leased premises without following lawful procedures for eviction by:

\_\_\_\_\_  
\_\_\_\_\_

OTHER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEE ATTACHED ADDITIONAL PAGE(S)

This occurred on: \_\_\_\_\_ and

ended on \_\_\_\_\_ OR  continues through this day.

Case Name: \_\_\_\_\_

Case Number: \_\_\_\_\_

**TENANT'S PETITION UNDER RSA 540-A:4**

**I RESPECTFULLY REQUEST THAT THE COURT ISSUE THE FOLLOWING TEMPORARY ORDERS:**

- Find that I am in immediate threat of irreparable harm due to the actions of my landlord set forth above.
- Order the landlord to immediately restore all of my utility services.
- Order the landlord to immediately allow me full access to the premises that I rent/lease.
- Order the landlord to immediately investigate my report of an infestation of insects, including bed bugs, or rodents.
- Order the landlord to immediately take reasonable measures to remediate an infestation of insects, including bed bugs, or rodents.
- Order the landlord to immediately return all of my personal property.
- Restrain the landlord from entering the property that I am renting from the landlord without my permission except to make emergency repairs, to include the formulation of a plan for remediation, or to engage in emergency remediation, of an infestation of insects, including bed bugs, or rodents.
- Restrain the landlord from violating my right to quiet enjoyment and order the landlord to (specify requested remedy):  
\_\_\_\_\_

- Restrain the landlord from circumventing lawful eviction procedures and order the landlord to (specify requested remedy):  
\_\_\_\_\_

OTHER: \_\_\_\_\_

**I RESPECTFULLY REQUEST THESE ADDITIONAL FINAL ORDERS:**

- Find that my landlord has violated RSA 540-A, as alleged in this petition.
- Grant such relief as the Court deems necessary to protect my rights, including an order prohibiting the landlord from continuing the activity or activities alleged in this petition.
- Award actual damages to me in the amount of \$ \_\_\_\_\_ for the following loss or injury:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEE ATTACHED ADDITIONAL PAGE(S)

OTHER: \_\_\_\_\_

If no actual damages are alleged, or if actual damages do not exceed the minimum damage award required by law, the Court may award damages for each proven violation for which a party is entitled to statutory minimum damages. **WARNING: Each day that a violation continues after the Court issues a temporary order shall constitute a separate violation of the law and damages of at least \$1,000 per day may be awarded to the prevailing party.** The Court may also award costs and reasonable attorney's fees for proven violations when required by law.

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**VERIFICATION**

I verify the truth and accuracy of all facts alleged within this document to the best of my belief and further verify that all facts contained in this document are alleged in good faith. By signing this document, I acknowledge that any false statements made in this document may subject me to criminal penalties, including a fine or imprisonment or both.

\_\_\_\_\_  
Name of Filer

\_\_\_\_\_  
Signature of Filer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Law Firm, if applicable

\_\_\_\_\_  
Bar ID # of attorney

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Address

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip code