



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

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

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

My tenant refuses to permit me to enter the rented/leased premises following reasonable notice to make necessary repairs to the premises or perform other lawful functions associated with the ownership of rental property, as follows:

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

My tenant refuses to permit me to enter the rented/leased premises to evaluate whether bed bugs are present as I have received notice that bed bugs are present in a dwelling unit adjacent to the premises or a dwelling unit directly above or below the premises. I have provided 48 hours written notice to the tenant; however, the tenant refuses to permit me to enter.

My tenant refuses to comply with reasonable written instructions to prepare the rented/leased premises for remediation of an infestation of insects, including bed bugs, or rodents. Instructions were given to an adult member of the tenant household and were given at least 72 hours prior to remediation, as follows:

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

My tenant is willfully damaging my property, as follows:

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

My tenant has willfully and substantially interfered with another tenant's beneficial use or enjoyment of the other tenant's rented/leased premises, thereby violating the other tenant's right to quiet enjoyment of the premises, as follows:

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

OTHER:

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

SEE ATTACHED ADDITIONAL PAGE(S)

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

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

**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 tenant set forth above.

Order the tenant to allow me reasonable access to the property I am renting to the tenant in order to make emergency repairs to the property.

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

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

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

- Order the tenant to allow me reasonable access to the property I am renting to the tenant in order to evaluate whether bed bugs are present as I have received notice that bed bugs are present in a dwelling unit adjacent to the premises or a dwelling unit directly above or below the premises.
- Order the tenant to comply with reasonable written instructions to prepare the dwelling unit for remediation of an infestation of insects, including bed bugs, or rodents.
- Restrain the tenant from further damaging my property.
- Restrain the tenant from violating other tenants' right to quiet enjoyment and order the tenant to \_\_\_\_\_ (specify requested remedy).
- OTHER: \_\_\_\_\_

**I RESPECTFULLY REQUEST THESE ADDITIONAL FINAL ORDERS**

- Find that the tenant has violated RSA 540-A, as alleged in this petition.
- Order the tenant to permit me access to the premises to make necessary repairs and perform other reasonable and lawful functions associated with the ownership of rental property at a reasonable time after notice as determined by the court.
- Grant such further relief as the Court deems necessary to protect my rights, including an order prohibiting the tenant 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.

**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