
Full Name of Party Filing Document

Mailing Address (Street or Post Office Box)

City, State and Zip Code

Telephone

Email Address (if any)

IN THE DISTRICT COURT FOR THE _____ JUDICIAL DISTRICT
FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF _____

Plaintiff(s),
vs.

Defendant(s).

Case No. _____

COMPLAINT FOR SPECIFIC
PERFORMANCE AND
EXPEDITED TRIAL

Fee Category: _____
Filing Fee: \$ _____

The Plaintiff(s), state(s):

1. I/we rent the property at (address) _____,

City of _____, County of _____, State

of Idaho, from the Defendant(s) (name) _____.

2. I/we served my/our landlord a written demand for repairs more than three (3) days

before filing this complaint. A copy of the three-day demand is attached as Exhibit

A. proof of service is attached as Exhibit B.

3. My/our landlord has failed to make the following repair(s) (be specific):

Water-proofing or weather protection _____

Electrical _____

Plumbing _____

- Heating _____
- Ventilation _____
- Cooling _____
- Sanitary facilities _____
- Install working smoke detector _____
- Other condition(s) hazardous to health or safety _____

- 4. The rental property is less than five (5) acres and is not used for agricultural purposes.
- 5. Defendant(s) is/are mentally competent and over the age of eighteen (18) years.
- 6. Defendant(s) is/are not in the uniformed services as defined by the Servicemembers Civil Relief Act of 2003; I know this because _____

or I am unable to determine whether Defendant(s) is/are in the uniformed services as defined by the Servicemembers Civil Relief Act of 2003.

or Defendant(s) is/are in the uniformed services as defined by the Servicemembers Civil Relief Act of 2003, and has waived in writing Defendant'(s) rights under the Act.

I/we ask for the following relief:

- 1. That Defendant(s) be immediately ordered to make the repairs to bring the rental property into compliance with Idaho Code 6-320; and
- 2. That the Court schedule an expedited proceeding in 7-12 days.

VERIFICATION: I/We certify I/we have read this Complaint and state that all facts included are true.

CERTIFICATION UNDER PENALTY OF PERJURY

I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.

Date: _____

Typed/printed name

Signature