

\_\_\_\_\_  
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