Person Filing:_____

Address (if not protected):_____

City, State, Zip Code:_____

Telephone:_____

Email Address:_____

Lawyer's Bar Number:_____

For Clerk's Use Only

Representing ☐ Self, without a Lawyer OR ☐ Attorney for ☐ Plaintiff OR ☐ Defendant

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Case Number: _____

_____	_____
_____	_____
_____	_____
(____) _____	(____) _____
_____	_____
Plaintiff(s) Name / Address / Phone	Defendant(s) Name / Address / Phone

SUMMONS (Eviction Action) ☐ Amended

The State of Arizona to: _____
Name of Defendant

You are hereby summoned to appear telephonically. An Eviction Case has been filed against you. A court hearing has been scheduled at:

Date: _____ Time: _____

<u>You are to call or log in to the video of the assigned Commissioner at the time of your hearing</u>.

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Case Number: _____

☐ Hearing video website login
Commissioner Mary Cronin
Tinyurl.com/jbazmc-pcc05
Or call in (audio only):
+1 917-781-4590 Phone ID: 755 033 080#
Email: PCC05@JBAZMC.Maricopa.gov
Phone: 602-506-3857

☐ Hearing video website login
Commissioner Addison Owen
Tinyurl.com/jbazmc-pcc07
Or call in (audio only):
+1 917-781-4590 Phone ID: 604 064 885#
Email: PCC07@JBAZMC.Maricopa.gov
Phone: 602-372-2403

☐ Hearing video website login
Commissioner Jason Easterday
Tinyurl.com/jbazmc-nec02
Or call in (audio only):
+1 917-781-4590 Phone ID: 674 991 104#
Email: NEC02@JBAZMC.Maricopa.gov
Phone: 602-372-3131

☐ Hearing video website login
Commissioner Lindsey Coates
Tinyurl.com/jbazmc-sec02
Or call in (audio only):
+1 917-781-4590 Phone ID: 184 259 566#
Email: SEC02@JBAZMC.Maricopa.gov
Phone: 602-506-3915

Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.

Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.

Notice: If you fail to call in at the time of your hearing, a Default Judgment will likely be entered against you, granting the relief specifically requested in the complaint, including removal of you (the tenant) from the property.

1. You have a right to be heard.

2. If you do not agree with the claims against you on the attached complaint, you must call the court at the date, time and phone number listed above and explain your reasons to the judge.

3. If you do not agree with the claims in the complaint, you also may file a written answer admitting or denying some or all the claims and pay the answer fee. If you cannot afford the filing fee, you may apply for a deferral or waiver of the filing fee at the court.

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4. If you have a statutory basis to file a counterclaim, it must be in writing and served upon the opposing party.

5. To learn more, see the attached Residential Eviction Information Sheet or contact the court.

Signed and Sealed this date _____ _____
Clerk of Superior Court

By _____
Deputy Clerk

Residential Eviction Information Sheet (REIS)

(Publication and distribution required by the Arizona Supreme Court)

Notice: A landlord must provide a tenant with written notice saying why the eviction process has started. The tenant should have received this notice before this lawsuit was filed or with the summons.

Rent Cases: If this lawsuit has been filed for not paying rent, the tenant can stop it and continue living in the residence by paying all rent now due, late fees, attorney's fees and court costs. After a judgment has been granted, reinstatement of the lease is solely in the landlord's discretion. Inability to pay rent is not a legal defense and the judge cannot give more time to pay, even if the tenant is having financial problems.

Before Court: Eviction cases move through the court system very quickly. If the tenant disagrees with the landlord's allegations, the tenant is encouraged to file a written answer. The answer form available from the court allows the tenant to admit or deny the allegations and explain his or her position. If the tenant cannot afford to pay the answer fee, he or she may apply for a waiver or deferral of that fee. If a tenant believes that the landlord owes him or her money, the tenant may under some circumstances file a counterclaim. The summons states that a trial will occur on the date listed, but due to the high volume of cases, a trial may not occur then. If the tenant fails to appear, and the landlord or his attorney is present, a judgment will probably be entered against the tenant. Tenants can represent themselves or arrange for lawyers to represent them. The court will not provide a lawyer.

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At Court: At the time listed on the summons, the judge will start calling cases. If both parties are present, the judge will ask the tenant whether the complaint is true. If the tenant says "no," he or she will need to briefly tell the judge why. If the reason is a legal defense, the judge will need to hear testimony from both sides and make a decision after a trial. After talking to the landlord or its attorney, a tenant may wish to agree to what the landlord is requesting by signing a "stipulation." A stipulation is an agreement under which the parties resolve the dispute based on what the agreement says. Only matters contained in the written agreement can be enforced. These agreements should be clear and understandable by both parties. Most stipulations include judgments against tenants.

Continuances: Either party may ask that the court date be delayed. The court will agree only if there is a very good reason. A delay will be no more than three business days. There is no assurance a delay will be granted, and parties should come to court prepared for trial and bring necessary witnesses and documents.

After a Judgment: If a landlord receives a judgment, it may apply for a writ of restitution to remove the tenant(s) and all occupants. Writs of Restitution are served by constables, who will direct the residents to leave. A tenant may avoid the difficulties associated with a writ of restitution by vacating the property and returning the keys to the landlord. This ends the tenants' possession of the residence. A tenant will have five (5) days to vacate the premises unless the court has found a material and irreparable breach of the lease by the tenant, in which case the tenant has only twelve (12) to twenty-four (24) hours to vacate. A judgment will probably appear on a tenant's credit report for several years. Parties wishing to appeal from a judgment have five days to do so after the judgment is entered and can obtain forms and information from the court filing counter. If a tenant wants to remain in the rental home during the appeal, the tenant must also pay an appropriate bond and continue to pay rent into court as it becomes due. If the tenant prevails the court will dismiss the case. Absent an appeal, the tenant will need to obtain the landlord's approval and enter a new lease to continue living in the residence.

Sources of Additional Information: You can get copies of the Arizona Residential Landlord Tenant Act, the Arizona Mobile Home Parks Residential Landlord and Tenant Act and the Long Term Recreational Vehicle Rental Space Act from a library or from links on the Arizona Judicial Branch – Eviction Actions web page, https://www.azcourts.gov/eviction. For information on the Residential Eviction Action process, please visit: https://www.azcourthelp.org. If you wish to consult an attorney, you may want to contact the Arizona State Bar Attorney Referrals Line or, in Maricopa County, Community Legal Services. Contact the court in other counties for similar referrals.

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