

Seksyon Jiridik

Lòd Delojman òganize – Koze Pwopriyetè ak Lokatè

Pibliye le 10 oktòb 2023



Kijan pou aplike pou yon Lòd Delojman Òganize nan yon dosye koze Pwopriyetè Lokatè

Tribinal Siperyè Noudjèze -Seksyon Jiridik, Pati Sivil Espesyal

Kilès ki ta dwe itilize blòk done sa a?

ITILIZE blòk done sa a, si:

Ou menm, antan ke lokatè, ou deja pèdi ka w an nan tribinal, **ou ta remen tan adisyonèl pou rete nan pwopriyete a pou ka ranmase tout efè pèsònèl ou yo epi w pakab peye lwaye ki dwe a**, ou gendwa mande tribinal la pou l akòde w èd sa a. Aprè yo finn akòde yon jijman pou posesyon kont ou, epi yo emèt manda pou deloje w, antan ke lokatè kap fè fas a yon delojman (ezekisyon manda delojman a), ou gendwa mande tribinal la rete nan pwopriyete a pou yon periòd de **7 jou ouvrab** adisyonèl pou ka ranmase zafe w ak demenaje anvan yo deloje w oswa fèmen ou deyò pwopriyete nan lokasyon a.

Remak: Si tribinal la ta akòde aplikasyon demann de Lòd Delojman Òganize a epi w pa retire tout efe pèsònèl ou de pwopriyete an lokasyon a nan delè tan tribinal la pèmèt ou a, yap konsidere tout efe pèsònèl w yo antan ke efè abandonen, epi pwopriyetè a kab dispoze de yo san ba w avi adisyonèl. Yo pap pèmèt ou rantrè pwopriyete ke w te lwe a oswa rete ladann nan kelkeswa fason a aprè tan adisyonèl akòde a epi tou, yo pap pèmèt ou depoze lòt aplikasyon pou mande tan adisyonèl.

Pa Itilize blòk done sa a si:

1. Yo deja fèmen ou deyò de pwopriyete a.
2. W ap mande pou rete nan pwopriyete lwe a pou plis de 7 jou rive jiska 6 mwa, paske w gen difikilte pou jwenn yon lòt kote pou al abite; yo deloje w sa fè mwens de 10 jou ak plis de twa jou ouvrab; **epi** ou kab peye tout lwaye ou dwe a..
3. W ap mande tribinal la anile oswa sispann jijman posesyon a [How to Apply for Post-Judgment Relief in a Landlord Tenant Case](#) (CN 12791) ke wa va jwenn nan [njcourts.gov](#).

Remak: Tout materyo sa yo prepare pa Biwo Administratif Tribinal Noudjèze pou izaj tout pledè kap reprezante tèt yo. Yap mete a jou tout gid sa yo, enstriksyon ak fòm yo detanzantan ak jan li ta nesèsè pou refilete tout règleman tribinal yo ak tout estati yo. Vèsyon pi resan tout fòm yo ap disponib nan tribinal konte oswa sou sit entènèt jidisyè njcourts.gov. Mèzalò, se w ki responsab kontni tout dokiman tribinal ou yo.

Tout fòm konplete yo fèt pou soumèt ba konte kote w ap depoze dosye a. W ap jwenn lis de tout Biwo Pati Sivil Espesyal yo/Special Civil Part Offices sou kontwa pou kliyan yo ak sou njcourts.gov. Ou kab soumèt tout nouvo aplikasyon yo atravè Sistèm Dokiman Elektwonik Jidisyè a (JEDS) oswa an pèsòn (Tout avoka fèt pou depoze dokiman yo pa vwa elektwonik atravè sistèm eCourts la). Tout dokiman ap klase apati de dat yo resevwa yo.

DEFINISYON KÈK MO YO UTILIZE NAN BLÒK DONE SA A

Aplikasyon Lòd Delojman Òganize(Application for Order for Orderly Removal) - se yon deman ki fèt ba Pati Sivil Espesyal Tribinal pou swa sispann (retade) egzekisyon manda delojman pou pèmèt lokatè pou rete nan pwopriyete ki lwe pou jiska 7 jou ouvrab adisyonèl pou lokatè kab ramase zafè l ak demenaje.

Jijman pou Posesyon (Judgment for Possession) - *Jijman pou Posesyon a* se yon Lòd ke tribinal la emèt kote li bay pwopriyete a dwa posesyon ak otorite pou mete lokatè ansanm ak tout efè pèsònèl li yo deyò de pwopriyete.

Pwopriyete a (Landlord) - *Pwopriyete* se met pwopriyete ki lwe a.

Ofisye Pati Sivil Espesyal (Special Civil Part Officer) - *Ofisye Pati Sivil Espesyal la* se yon ofisye tribinal la ki gen otorite pou sèvi ak egzekite manda delojman a nan non Pwopriyete a.

Lokatè a(Tenant) - *Lokatè a* se moun kap peye lwaye ba pwopriyete pou itilize lokal ki lwe a.

Manda Delojman (Warrant for Removal) - *Manda Delojman* se dokiman legal la oswa Lòd ke Pati Espesyal Sivil Tribinal la emèt ki bay Ofisye Pati Sivil Espesyal la otorite pou deloje (femen lokatè a deyò) lokatè de pwopriyete lwe a.

Pazaswiv nimewote ki endike anba la a di w ki fòm w ap bezwen ranpli ak sa pou fè avèk yo. Ou ta dwe tape chak fòm oswa ou ta dwe ekri aklè sou yo an lèt detache sou papyè blan 8 ½ “x 11” sèlman. Ou pa ka ranpli fòm yo sou yon papyè ki gen diferan dimansyon oswa yon diferan koulè.

Pazaswiv pou Aplike pou yon Lòd Delojman Òganize

PA 1: Konplete Sètifikasyon pou sipòte Aplikasyon pou Lòd Delojman Òganize Delojman

Sètifikasyon pou *Sipòte Aplikasyon Lòd Delojman Òganize* eksplike ba tribinal la pouki ou bezwen tan adisyonèl pou deloje pwopriyete lwe a.

PA 2: Notifye Pwopriyete a/Avoka Pwopriyete a ke w depoze yon Aplikasyon pou jwenn yon Lòd Delojman Òganize.

Eksplike kijan ou notifye pwopriyete a oswa avoka pwopriyete a (si w te voye notifikasyon), ke w te gen lentansyon depoze aplikasyon sa a nan tribinal.

PA 3: Tribinal la va enfòme w si yon odyans konsènan aplikasyon a ta nesèsè ak/oswa desizyon sou aplikasyon a

- Si yo akòde aplikasyon a, tribinal la va emèt yon lòd ka va ba w 7 jou ouvrab adisyonèl pou ka ramase ak retire tout efè pèsònèl de pwopriyete ke w lwe a epi pou demenaje.
- Si yo bay aplikasyon ou an refi, Ofisye Pati Sivil Espesyal la kab egzekite manda delojman a. Sa vle di ke yo kab deloje w oswa fèmèn ou deyò de pwopriyete a aprè dat ki parèt sou Manda Delojman a ke Ofisye Pati Sivil Espesyal te livre a.

Filing Attorney Information or Pro Se Litigant:

Name _____

NJ Attorney ID Number _____

Address _____

Email Address _____

Telephone Number _____

Superior Court Of New Jersey
Law Division, Special Civil Part
_____ County

Plaintiff/Landlord Name

Docket Number LT- _____

Street Address

Town, State, Zip Code

Telephone Number

vs.

Civil Action

**Certification in Support of
Application for Order for Orderly
Removal**

Defendant/Tenant Name

Street Address

Town, State, Zip Code

Telephone Number

1. A judgment for possession was entered against me and a warrant of removal was previously served upon me on _____.

2. In accord with *Rule* 6:6-6(b), the good reason I need additional time to move is:

3. In accord with *Rule* 6:6-6(b), the landlord or the landlord’s attorney, if any, has been notified by me that I am making this application for an Order for Orderly Removal as follows:

I certify that the above statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date

s/_____
Tenant’s Signature

Filing Attorney Information or Pro Se Litigant:

Name _____

NJ Attorney ID Number _____

Address _____

Email Address _____

Telephone Number _____

Superior Court of New Jersey
Law Division, Special Civil Part
_____ County

Plaintiff/Landlord Name

Docket Number LT- _____

Street Address

Town, State, Zip Code

Telephone Number

vs.

Defendant/Tenant Name

Street Address

Town, State, Zip Code

Telephone Number

Civil Action
Order for Orderly Removal
(R. 6:7-1(d); R. 6:6-6(b))

A judgment for possession having been entered in favor of the landlord(s) and subsequent application having been made to the court by the tenant(s), and it appearing from the supporting certification that notice has been provided to the landlord(s), as required by Rule 6:6-6(b), and a stay of the execution of the warrant of removal appearing appropriate, it is on this ____ day of _____, 20__, **ORDERED THAT:**

1. This temporary stay of execution of the warrant of removal has been entered at the request of the tenant(s) in order to permit a voluntary and orderly removal from the rental premises/building. However, the judgment for possession shall remain in full force and effect;

2. Execution of the warrant for removal is stayed until _____ a.m./ p.m. on _____, 20 ____, and until that time the tenant(s) may remain in possession of the rental premises;
3. After the time and date stated in paragraph 2 above, the tenant(s) shall have **no** right to remain in the rental premises;
4. The warrant of removal shall be enforced, meaning that the tenant(s) may be locked out of the rental premises by a Special Civil Part Officer, on or after the date listed in Paragraph 2 above;
5. Any personal property belonging to the tenant(s) that is left at the rental premises after lock-out or after the tenant voluntarily vacates the rental premises and surrenders the keys to the landlord, shall be considered to have been abandoned and the landlord(s) may dispose of same in such manner as landlord(s) may decide. This waiver of the tenant(s) rights under the New Jersey Abandoned Tenant Property Act, *N.J.S.A. 2A:18-73 through 84* was consented to by the tenant(s) in exchange for the relief set forth herein;
6. The tenant(s) and their family and invitees shall not be so disorderly as to destroy the peace and quiet of the rental premises or neighborhood and/or destroy, damage or injure the rental premises;
7. This has been read and explained to the tenant(s); and
8. A copy of this order, with the tenant(s) supporting certification, shall be delivered by the tenant(s) personally, or by regular mail, to the landlord(s) or landlord(s)' attorney immediately. The landlord(s) may move on **two (2)** days' notice to dissolve or modify this order.

Date

s/_____
, J.S.C.