



## **Kijan pou Aplike pou yon Delè delojman akòz de difikilte nan yon dosye Pwopriyetè Lokatè**

**Tribinal Siperyè Noudjèze -Seksyon Jiridik, Pati Sivil Espesyal**

### **Kilès ki ta dwe itilize blòk done sa a?**

**UTILIZE** blòk done sa a, si:

- Si yo deja akòde yon jijman pou posesyon kont ou.
- Yo deloje w (kadnase mete w deyò) plis de 3 jou ouvrab ak mwens de 10 jou sou kalandriye a;
- Ou gen mwayen pou peye tout lwaye ki dwe a, epi w bezwen rete nan pwopriyete ke w lwe a paske w gen difikilte pou jwenn yon lòt kote pou al abite.

**Remak:** Si yo ta akòde w li, delè akòz de difikilte se yon bagay tanporè, li pa dire plis ke 6 mwa e li pap elimine jijman pou posesyon yo te deja emèt la. Yo pap pèmèt ou ni rete, ni tounnen nan pwopriyete lokasyon an yon fwa delè akòz de difikilte a perime.

**Pa Itilize** blòk done sa a si:

- Se mande w ap mande pou rete nan pwopriyete lokasyon a pou jiska 7 jou ouvrab adisyonèl ou mwens, amwens ke w ta gen lajan pou depoze nan tribinal la. De preferans itilize *Application for Order for Orderly Removal* packet (CN 12790) ke w ap jwenn sou sit [njcourts.gov](http://njcourts.gov).
- W ap mande tribinal la pou swa anile oubyen sispann jijman pou posesyon a. De preferans itilizee *Application for Order to Show Cause* packet (CN 12792) ke w ap jwenn sou sit [njcourts.gov](http://njcourts.gov).
- Ou gen tout lajan lwaye ki di aktyèlman a plis tout frè pèmisisib yo epi delojman an (mete w deyò) te fèt nan **3 jou ouvrab** apati de dat jodiya (ou gendwa peye pwopriyetè a tout sa w dwe li full pou yo anile jijman posesyon a).
- Ou pa ta gen mwayen pou peye tout lwaye ki dwe a full plis tout frè yo ak/oswa kapasite pou peye lwaye nan lavni.

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 reflekte 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](https://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](https://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

**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.

**Hait** (Hardship Stay): Hait.

**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.

**Delè(Stay)** - Yon *delè* se desizyon tribinal la pran pou swa kanpe oubyen sispann yon pwosedi oswa yon jijman tanporèman oubyen endefiniman

**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 Aplikasyon Delè Delojman akòz de Difikilte**

### **PA 1: Konplete Sètifika ki Sipòte Demann Delè Delojman a Akòz de Difikilte**

Sètifika ki sipòte Demann Delè Akòz de Difikilte va eksplike trivinal la rezon pou lakèl w ap mande yo pèmèt ou kenbe posesyon tanporè de lokasyon ou lwe a.

### **PA 2: Konplete Sètifika Livrezon Tribinal anba paj Sètifika ki Sipòte Demann Delè Delojman a Akòz de Difikilte**

Sètifika Livrezon Lòd Tribinal ap parèt anba paj Sètifika ki Sipòte Demann Delè Akòz de Difikilte. Pwopriyetè oblije resevwa yon kopi Aplikasyon Demann Delè a Akòz de Difikilte ak tout pyès dokiman ki jistifye li yo.

### **PA 3: Konplete pati anlè Lòd Delè Delojman a Akòz de Difikilte a sèlman**

Ou fèt pou konplete pati anlè Lòd Delè Delojman a Akòz de Difikilte ki se lejann dosye a. Jij la va konplete rès fòm la.

### **PA 4: Voye yon kopi tout dokiman ou yo ba pwopriyetè a oswa avoka li (si li gen avoka).**

Voye yon kopi dokiman ou yo pa lapòs oswa pa lèt rekomande, siyen akize resepsyon. Si pwopriyetè a reprezante pa yon avoka, ou fèt pou remèt li an pèsòn oswa voye l pa lapòs nòm al ba avoka a.

### **PA 5: Soumèt pa vwa elektwonik, pa lapòs oswa remèt ba tribinal la tout dokiman ou yo**

Pou soumèt dokiman ou yo nan yon nouvo dosye oswa dosye ki deja egziste ba tribinal la itilize sistèm **Judiciary Electronic Document Submission (JEDS) system**. (Avoka yo gendwa itilize sistèm sa a **sèlman** pou tip dosye ki pa disponib nan sistèm eCourts la.) Pou jwenn aksè a sistèm la, ale sou sit [njcourts.gov](http://njcourts.gov) epi cheche anba “*JEDS*”. Nan paj rezilta yo, chwazi “Judiciary Electronic Document Submission (JEDS)”

### **PA 6: Swiv tout enstriksyon ki parèt sou Lòd Delè Delojman Akòz de Difikilte/*Order for Hardship Stay* pou ka konplete tout egzijans livrezon lòd tribinal la.**

Lòd Delè Delojman Akòz de Difikilte tou siyen a *Order for Hardship Stay* mande pou fè livrezon yon kopi siyen lòd la ba akize a/pwopriyetè 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.

Defendant/Tenant Name \_\_\_\_\_

Street Address \_\_\_\_\_

Town, State, Zip Code \_\_\_\_\_

Telephone Number \_\_\_\_\_

**Civil Action**

**Certification in Support of  
Hardship Stay**

I, \_\_\_\_\_ tenant of the property, hereby certify and say:

1. I was evicted on \_\_\_\_\_.

2. The following people live with me:

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

3. a. The amount of rent due and owing is \$ \_\_\_\_\_.

b. The monthly rent is \$ \_\_\_\_\_ and I currently have \$ \_\_\_\_\_.

c. The next month's rent is due on \_\_\_\_\_.

4. The reason for my hardship request is:

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5. I understand that the granting of a hardship stay is in the sole discretion of the Judge. If granted, the relief provided under a hardship stay is temporary in nature and at no point can exceed 6 months.

I certify that I provided a copy of my hardship stay application paperwork to the landlord or landlord's attorney, if any. I am aware that if any of the above statements are willfully false, I am subject to punishment.

\_\_\_\_\_  
Date

s/  
\_\_\_\_\_  
Defendant/Tenant's Signature

### Certification of Service

\_\_\_\_\_, defendant/tenant, being of full age, certifies and states that:

I served a copy of the Certification in Support of Hardship Stay and accompanying pages on the plaintiff/landlord(s) in the following manner: (check one)

- I personally served** \_\_\_\_\_ on \_\_\_\_\_. A certification of the process server or Sheriff is attached.
- I mailed the plaintiff/landlord** a copy of the enclosed Certification in Support of Hardship Stay and accompanying pages by regular **and** certified mail, return receipt requested, from the \_\_\_\_\_ Post Office, addressed to the plaintiff/landlord, as set forth in the Certification. The Certified Receipt numbers are: \_\_\_\_\_.
- I mailed the plaintiff/landlord's attorney** a copy of the enclosed Certification in Support of Hardship Stay and accompanying pages by regular mail, from the \_\_\_\_\_ Post Office, addressed to the plaintiff/landlord's attorney, as set forth in the Certification on \_\_\_\_\_.

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

\_\_\_\_\_  
Date

s/  
\_\_\_\_\_  
Defendant/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.

**Civil Action**

\_\_\_\_\_  
Defendant/Tenant Name

**Order for Hardship Stay  
(N.J.S.A. 2A:42.10.1)**

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Town, State, Zip Code

\_\_\_\_\_  
Telephone Number

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),

IT IS on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, **ORDERED THAT:**

A stay of the enforcement of the judgment for possession is  denied/ granted (and tenant shall be restored possession) through \_\_\_\_\_, 20 \_\_, provided that:

1. The total amount due of \$ \_\_\_\_\_ (rent owed plus costs) shall be provided immediately to the court;



2. The monthly rent will be paid to the landlord on or before the \_\_\_\_ day of each month during the hardship stay;
3. The tenant agrees to not destroy, damage, or injure the premise or otherwise become so disorderly as to destroy the peace and quiet of other tenants living in the same building or neighborhood during the period of the hardship stay;
4. If the tenant violates any part of this agreement, the plaintiff/landlord shall file a certification on notice to the tenant seeking the immediate removal of the tenant;
5. Tenant(s) submits that they have no claims to make under Rule 4:50-1, that no more applications will be made for additional relief (extra time) from any judge relating to the judgment of possession or the warrant of removal (eviction or lockout) under Rule 6:6-6(b). This waiver also includes the tenant(s) waiving their right to pay rent in full, up to three (3) business days after execution of the warrant of removal (the lockout) and also constitutes tenant(s) waiver of their right to file a motion to dismiss landlord(s) complaint with prejudice pursuant to N.J.S.A. 2A:42-10.16a.
6. A copy of this order shall be delivered by the tenant(s) personally, or by regular mail, to the landlord(s) or landlords' attorney immediately.

7. Other:

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s/ \_\_\_\_\_ J.S.C.