

State Of North Dakota  
County Of \_\_\_\_\_

In District Court  
\_\_\_\_\_ Judicial District

\_\_\_\_\_, )  
Plaintiff (landlord), )  
 )  
vs )  
 )  
\_\_\_\_\_. )  
Defendant (tenant). )  
 )

Case No. \_\_\_\_\_

**Findings Of Fact, Conclusions Of Law  
And Order For Judgment**

The above entitled action for Eviction, pursuant to Chapter 47-32 of the North Dakota Century Code, came on for hearing before the Court on \_\_\_\_\_ at \_\_\_\_\_  am/ pm. Plaintiff appeared in person, Pro Se. Defendant  did/ did not appear. The Court, after hearing the testimony, and after reviewing the entire file and record in this proceeding, now makes the following:

**Findings Of Fact**

1. The Plaintiff is the owner of the property located at \_\_\_\_\_, North Dakota.
2. The Plaintiff entered into a lease agreement with the Defendant on \_\_\_\_\_.
3. The terms of the lease that apply to this eviction are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The Defendant has breached the terms of the lease based on the following conduct:

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5. The Defendant  is/ is not currently in default for failure to pay the following:

\$\_\_\_\_\_ in past due rent from \_\_\_\_\_

\$\_\_\_\_\_ in late fees from \_\_\_\_\_

6. The Defendant  has/ has not damaged the property.

7. Service on the Defendant of the three-day Notice of Intent to Evict was completed on

\_\_\_\_\_ by \_\_\_\_\_.

8. The Defendant continued to occupy the property without the consent of the Plaintiff.

9. Service on Defendant of the Summons and Complaint was completed on

\_\_\_\_\_ by \_\_\_\_\_.

10. The Defendant  has/ has not shown that immediately vacating the premises would

be a substantial hardship on the Defendant or Defendant's family based on the following

information: \_\_\_\_\_

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**Conclusions Of Law**

**11.** This court has personal and subject matter jurisdiction of this action and the parties.

**12.** Service of the three-day Notice of Intent to Evict is in compliance with Section 47-32-02 of the North Dakota Century Code.

**13.** Service of the Summons and Complaint for eviction on the Defendant is in compliance with Section 47-32-02 of the North Dakota Century Code.

**14.** The Defendant is in violation of the lease agreement with the Plaintiff with respect to

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**15.** Based on the above Findings of Fact and the Plaintiff having met the standard of eviction in Chapter 47-32 of the North Dakota Century Code, the Court concludes that the Plaintiff shall have a Judgment of Eviction against the Defendant restoring the Plaintiff to the restitution of the leased premises.

**16.** That the Defendant must remove their possessions and vacate the premises at:

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no later than \_\_\_\_\_ . In the event the Defendant does not

vacate the premises, a Writ of Eviction shall be issued to the Sheriff of \_\_\_\_\_

County on \_\_\_\_\_. A member of the \_\_\_\_\_

County Sheriff's Department shall accompany the Plaintiff to the premises to ensure that all occupants are removed from the premises.

17. The Plaintiff shall be granted a money judgment against the Defendant of the following, as of the date of the hearing on \_\_\_\_\_:

Unpaid Rent	\$ _____
Late Fees	\$ _____
Costs and Disbursements	\$ _____
Damages	\$ _____
_____	\$ _____
(less security deposit on hand)	- \$ _____
<b>TOTAL</b>	<b>\$ _____</b>

**Order For Judgment**

**Let Judgment Be Entered Accordingly.**

**Notice**

**You are hereby given notice of your right to review of a Judicial Referee's Findings and Order by a District Court Judge. To request a review, you must file a written request stating the reasons for the review within seven (7) days after service of this Notice.**

Dated \_\_\_\_\_.

**By The Court:**

\_\_\_\_\_  
Judge of the District Court/  
Judicial Referee of the District Court