

STATE OF WYOMING )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

IN THE CIRCUIT COURT  
\_\_\_\_\_  
JUDICIAL DISTRICT

Plaintiff: \_\_\_\_\_ , )  
Person or Entity Asserting a Right to the Property )  
 )  
vs. )  
 )  
Defendant: \_\_\_\_\_ )  
Person or Entity Occupying the Property )

Case Number \_\_\_\_\_

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**COMPLAINT FOR FORCIBLE ENTRY AND DETAINER (EVICTION)**

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1. The property that is the subject of this Complaint is located at: \_\_\_\_\_  
\_\_\_\_\_.
2. The property identified in Section 1 is owned by \_\_\_\_\_.
3. The Plaintiff files this action as:
  - owner of the property.
  - agent for an owner of the property.
  - owner, shareholder, member, or partner of a business entity that owns a majority interest in the property.
  - other: \_\_\_\_\_.
4. The Plaintiff asserts that the Defendant has no right to continued possession or occupation of the property for the following reasons: (Check all that apply.)
  - The Defendant rents the property but has failed to pay rent for at least three days after the rent was due.
  - The Defendant rents the property and has failed to satisfy the renter's duties required under W.S. 1-21-1204.
    - The Defendant violated W.S. 1-21-1204(a)(i) by: (Be specific.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
    - The Defendant violated W.S. 1-21-1204(a)(ii) by: (Be specific.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
    - The Defendant violated W.S. 1-21-1204(a)(iii) by: (Be specific.) \_\_\_\_\_

- The Defendant violated W.S. 1-21-1204(a)(iv) by: (Be specific.) \_\_\_\_\_
- The Defendant violated W.S. 1-21-1204(a)(v) by: (Be specific.) \_\_\_\_\_
- The Defendant violated W.S. 1-21-1204(a)(vi) by: (Be specific.) \_\_\_\_\_
- The Defendant violated W.S. 1-21-1204(a)(vii) by: (Be specific.) \_\_\_\_\_
- The Defendant violated W.S. 1-21-1204(a)(viii) by: (Be specific.) \_\_\_\_\_

The Defendant rents the property and has committed one or more prohibited acts under W.S. 1-21-1205.

- The Defendant violated W.S. 1-21-1205(a)(i) by: (Be specific.) \_\_\_\_\_
- The Defendant violated W.S. 1-21-1205(a)(ii) by: (Be specific.) \_\_\_\_\_
- The Defendant violated W.S. 1-21-1205(a)(iii) by: (Be specific.) \_\_\_\_\_

- The lease has ended, and the Defendant has continued to stay on the property.
- The property was sold through a legal process because the Defendant owed money. When the sale happened, the Defendant was living on the property.
- The property has been sold, and the new owner or the new owner's representative wants possession of the property.
- The property was sold or partitioned by executors, administrators, or guardians, and the Defendant was living on the property before the sale.
- The Defendant is living on the property, but the Defendant has no legal ownership

rights and does not rent the property. The Plaintiff has the right of possession.

5. As required by W.S. 1-21-1003, the Plaintiff caused the Defendant to be served with a Notice to Quit Premises (“three-day notice to quit”).

The notice was served on \_\_\_\_\_, 20\_\_.

Check all that apply:

- The Notice was served by giving it directly to the Defendant.
- The Notice was served by leaving it where the Defendant lives because the Defendant was not there.
- The Notice was served by leaving it where the Defendant works because the Defendant was not there.
- The Notice was served by leaving it at the property that is the subject of this Complaint. Note: Under Wyoming Statute 1-21-1003, leaving the Notice at the property is not sufficient service if the Defendant does not live there or work there.

6.  A copy of the Notice and Affidavit of Service is attached to this Complaint.

7.  The Defendant continues to occupy or possess the premises.

8.  A copy of the present lease is attached.

9.  Under the terms of the present lease, the Defendant is liable for attorneys’ fees incurred by the bringing of this action.

10.  The Defendant has failed to pay and owes rent in the total amount of \$ \_\_\_\_\_.

11.  The Defendant will continue to owe rent after the filing of this case in the amount of \$ \_\_\_\_\_ per month.

12.  The Defendant has **already** failed to pay charges other than rent and attorneys’ fees as follows:

Type of Charge	Date Due	Amount

Check this box if you are adding more sheets of paper for this explanation.

13.  Additional charges other than rent and attorney's fees, which will be owed by the Defendant, are **anticipated to come due** as follows:

Type of Charge	Date Due	Amount

Check this box if you are adding more sheets of paper for this explanation.

**PRAYER FOR RELIEF**

1. The Plaintiff requests an order that grants restitution of the premises (gives possession back to the owner/landlord) and orders the Defendant to vacate.
2.  The Plaintiff requests a judgment against the Defendant for money damages in the amount of \$ \_\_\_\_\_, as of the date of filing, and \$ \_\_\_\_\_ per month, for each month after the filing of this case, in accordance with the liabilities indicated in sections 9 through 13 above.
3.  The Plaintiff requests a judgment against the Defendant for attorneys' fees in the amount of \$ \_\_\_\_\_, in accordance with the liability indicated in section 9 above.
4.  The Plaintiff requests a judgment against the Defendant for other costs not listed above in the amount of \$ \_\_\_\_\_.
5. The Plaintiff requests such other relief as the Court deems just and proper.

I, the Plaintiff, being first duly sworn upon my oath, state that I have read the above and foregoing information, and I believe the matters set forth are true and correct under penalty of perjury:

DATED \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature of Plaintiff

Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
Email Address: \_\_\_\_\_

A Wyoming Judicial Branch Court Navigator helped with this form.

STATE OF WYOMING     )  
  ) ss  
COUNTY OF \_\_\_\_\_)

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
CLERK OF COURT/NOTARIAL OFFICER

My commission expires: \_\_\_\_\_