

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
( ) \_\_\_\_\_  
\_\_\_\_\_

Attorney for Plaintiff / Address / Phone /  
Email / Fax / Bar Number

For Clerk's Use Only

**JUSTICE COURTS, ARIZONA**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
( ) \_\_\_\_\_  
\_\_\_\_\_

Plaintiff(s) Name / Address / Phone

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
( ) \_\_\_\_\_  
\_\_\_\_\_

Defendant(s) Name / Address / Phone

**CONSENT ORDER FOR CONDITIONAL DISMISSAL (*Eviction Action*)**

**THE COURT FINDS:**

1. The parties agree to the conditional dismissal of the case under the terms below.
2. Defendant must pay the following to Plaintiff on or before \_\_\_\_\_.

- |      |          |   |  |
|------|----------|---|--|
| a.1. | \$ _____ | Unpaid rent (non-subsidized rent)                                       | due through the<br>time period ending<br>_____ |
|      | - OR -   |   |  |
| a.2. | \$ _____ | Unpaid rent (subsidized rent- tenant's portion only)                    |  |
| b.   | \$ _____ | Late fees   |  |
| c.   | \$ _____ | Utilities   |  |
| d.   | \$ _____ | Other fees or charges (Add more lines for specific<br>fees and charges) |  |
| e.   | \$ _____ | Rental concessions  |  |
| f.   | \$ _____ | Court cost  |  |
| g.   | \$ _____ | Other damages   |  |
| h.   | \$ _____ | Attorney fees   |  |
| i.   | \$ _____ | <b>TOTAL</b>  |  |

3. If Defendant fails to pay the rent and other costs as set forth above, this action will be reinstated upon the Plaintiff's submission of an Affidavit of Default, a Judgment for money (if eligible and requested in the complaint), and a Writ of Restitution, which will enter simultaneously without notice or further process.\*

*\* For a defendant on active military duty, default judgment will not be entered except as provided by the Servicemembers Civil Relief Act.*

4. Defendant remains responsible for paying the entire amount as stated in the order below that is not paid by any other third party within the time period provided by this order.

5. The Defendant may be liable for money damages if additional rent is owed or if there is damage to the property.

6.  Partial payment by Defendant of the amount due in item 2i above will not prevent issuance of a Writ of Restitution should a Judgment enter after default on this conditional dismissal.

7. A Writ of Restitution may not be submitted for entry more than \_\_\_\_\_ days after the last payment is due under this conditional dismissal.

8.  Further conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IT IS ORDERED:**

1. The case is dismissed without prejudice subject to the conditions below.

2. Defendant must pay the following to Plaintiff on or before \_\_\_\_\_.

<p>a.1. \$ _____ Unpaid rent (non-subsidized rent)</p> <p>- OR -</p> <p>a.2. \$ _____ Unpaid rent (subsidized rent- tenant's portion only)</p> <p>b. \$ _____ Late fees</p> <p>c. \$ _____ Utilities</p> <p>d. \$ _____ Other fees or charges (Add more lines for specific fees and charges)</p> <p>e. \$ _____ Rental concessions</p> <p>f. \$ _____ Court cost</p> <p>g. \$ _____ Other damages</p> <p>h. \$ _____ Attorney fees</p> <p>i. \$ _____ <b>TOTAL</b></p>	<p>due through the time period ending _____</p>
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Case Number: \_\_\_\_\_

3. In the event Defendant fails to pay the rent and other costs as set forth above, then Plaintiff will submit an affidavit of default, a Judgment for money (if eligible and requested in the complaint), and a Writ of Restitution, which will enter simultaneously without notice or further process.
4. Defendant remains responsible for paying the entire amount as stated in the order below that is not paid by any other third party within the time period provided by this order.
5. The Defendant may be liable for money damages if additional rent is owed or if there is damage to the property.
6.  Partial payment by Defendant of the amount due in item 2i above will not prevent issuance of a Writ of Restitution should a Judgment enter after default on this conditional dismissal.
7. A Writ of Restitution may not be submitted for entry more than \_\_\_\_\_ days after the last payment is due under this order.
8.  Further conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Judge's Signature

Approved as to form and content.

\_\_\_\_\_  
Plaintiff Signature and Date

\_\_\_\_\_  
Defendant Signature and Date

\_\_\_\_\_  
Plaintiff's Attorney Signature and Date

\_\_\_\_\_  
Defendant's Attorney Signature and Date