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,  
Petitioner (Landlord)

**PETITION FOR  
HOLDOVER  
PROCEEDING**

-against-

Petitioner's residence:

,  
Respondent(s) (Tenant)  
Address:

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THE PETITION OF \_\_\_\_\_, the Landlord of the Premises, upon information and belief shows that:

1. The undersigned JEFFREY T. CROKER an attorney duly admitted to practice law in the courts of the State of New York is appearing on behalf of the Petitioner in this proceeding.
2. The Respondent(s), \_\_\_\_\_, (and undertenants,) are holding over after the expiration of the term of their written lease of the Premises described below. The Respondent(s) have continued in possession thereof without the payment of rent and without any subsequent rental agreement.
3. The Premises are described as follows: a legal apartment - all rooms situated in the the address known as: \_\_\_\_\_. The premises are situated within the territorial jurisdiction of the State of New York, County of Nassau.
4. On \_\_\_\_\_, the Petitioner, served the Respondent(s), \_\_\_\_\_, with a ten day notice to surrender possession of the subject premises to the Petitioner in accordance with the petitioners prior verbal demands (A copy of said notice is annexed hereto as Exhibit "A" and made a part of this petition.)
5. The aforementioned ten day notice expressly states that the Petitioner has elected to terminate any tenancy relationship created by law and that unless the Respondents remove from said Premises on the aforementioned date, the Petitioner shall commence a summary proceeding under the statute to remove Respondent(s) therefrom.
6. Prior to the issuance of the aforesaid Ten (10) - Day Notice the Petitioner came into possession as a guest of the prior owner. The prior owner had no rental relationship with the respondent. After the Petitioner obtained ownership of said property a verbal demand for

respondent to vacate was made and no rent was neither demanded nor received from the respondents.

7. Respondent(s) holds over and continues in possession of the Premises without any payment of rent and without the permission of Petitioner.

8. The subject dwelling is a legal one family home.

9. The subject premises are not subject to rent control or the Rent Stabilization Law of 1969, as amended by Chapter 576, Laws of 1974, as amended by Chapter 403, Laws of 1983.

10. Petitioner lacks information or notice of any address where the Respondent(s) reside, other than the address of the premises sought to be recovered. Petitioner does not have any address concerning Respondent(s) possible places of employment, businesses or principal offices in the State of New York.

**WHEREFORE**, Petitioner requests final judgment awarding possession of the premises to the Petitioner; the issuance of a warrant to remove Respondent(s) from possession of the premises and the costs and disbursements of this proceeding.

Dated:

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Croker & Associates, P.C.  
Attorney for the Petitioner

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