



MARICOPA COUNTY JUSTICE COURTS

If you want to file a...

WRIT OF RESTITUTION (to enforce an eviction order)



MARICOPA COUNTY JUSTICE COURTS

If a judgment is entered in a Eviction Action case the judge will order, among other things, that a **WRIT OF RESTITUTION** will issue FIVE (5) calendar days from the date of judgment. In the case of IRREPARABLE BREACH, the judge will order that a WRIT OF RESTITUTION will issue not less than 12 nor more than 24 hours after judgment (or as soon thereafter as normal court hours allow).

You must file a Writ of Restitution and pay the issuance and service fees.

If the tenant does not move as ordered, the writ will direct the constable to enforce the court order and carry out the eviction tenant.

Please STOP...

If there has not been a judgment rendered.

If the waiting period for the issuance of the Writ of Restitution has not passed.

If the judgment is satisfied.

If there has been a NEW lease agreement entered with the defendant or is all or part of a new months rent has been accepted.

If there is a satisfaction of judgment filed.

Please PROCEED

Information for Obtaining A Writ of Restitution

The clerk will provide a Writ of Restitution form upon request

FORMS Needed:

Worksheet for Computation of Judgment Due

Writ of Execution

INSTRUCTIONS

1. Review the Information for Obtaining a Writ of Restitution.
2. Complete the Writ of Restitution form
3. File the completed form with the court clerk and pay the required fees for issuing and serving the Writ. Fees are set by statute and are non-refundable. Executing the restitution process is subject to additional fees (\$40.00 for each hour over 3 hours).

IT IS IMPORTANT THAT ALL PARTIES KEEP THE COURT APPRISED OF ANY CHANGE IN ADDRESS A NOTICE OF CHANGE OF ADDRESS form must be filed with the court when a party changes their address.

Visit us at <http://justicecourts.maricopa.gov/> for additional filing information and online forms.

Judgment Worksheet
(Eviction Action)

Complete this form and give it to the Judge on your court date.

Attach a copy of the lease agreement or any lease provision that is the basis for your complaint.

Attach a copy of the Notice that was given to the tenant.

1. Rent due	_____	\$ _____
	month	amount
	_____	\$ _____
	month	amount
	_____	\$ _____
	month	amount
	_____	\$ _____
	month	amount
		Total Rent Due: \$ _____

2. Late Charges	Late charge per day: \$ _____
	Number of days late: _____
	Total Late Charges: \$ _____

3. Court costs	Filing fee: \$ _____
	Service of process fee: \$ _____
	Certified mail costs: \$ _____
	Other: \$ _____
	Total Court Costs: \$ _____

4. Rent concession (must be in lease):	\$ _____
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5. Damages (Describe each item of damage and attach an estimate)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
	Total Damages: \$ _____

Total judgment requested:	\$ _____
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Maricopa County Justice Courts, Arizona

CASE NUMBER: _____

Plaintiff(s) Name / Address / Email / Phone

Defendant(s) Name / Address / Email / Phone

WRIT OF RESTITUTION

THE CONSTABLE IN MARICOPA COUNTY, State of Arizona:

On _____ a judgment was entered against the defendant(s) for restitution of

Address: _____ Apt / Sp # _____

_____, Maricopa County, Arizona

YOU ARE COMMANDED to remove the defendant(s) from the premises and to return possession of the premises to the plaintiff.

Date: _____

Justice of the Peace

NOTICE AND WARNING TO DEFENDANT: After service of this Writ, if you remain on, or return unlawfully to, the property you will have committed criminal trespass in the third degree.

CERTIFICATE OF SERVICE

I state under penalty of perjury that the foregoing is true and correct.

I received this Writ from the court on _____, and executed same as follows:

Date / Time of Service: _____

I served this writ on: _____ (person served).

Property restored to plaintiff on this date: _____

Defendant already moved at time of service.

Other: _____

Date: _____

Constable