FILED
OCT 03 2023
JOAN M. GILMER
CIRCUIT CLERK, ST. LOUIS COUNTY

IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

ERIC A. GARLAND Plaintiff,	)	
v.	)	Case No. 23SL-AC24108
DR. AAMINA AKHTAR, M.D.	)	
VIJOY UMMER	)	

PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT AGAINST AAMINA AKHTAR AND VIJOY UMMER

Plaintiff Eric A. Garland, *pro se*, moves for Default Judgment pursuant to Rule 74.05(a) against Defendants Aamina Akhtar and Vijoy Ummer, and states the following in support:

1. Plaintiff filed suit against Defendants Aamina Akhtar and Vijoy Ummer, (hereinafter "Defendants") on August 30, 2023.

2. Pursuant to Rule 55.25 of the Missouri Rules of Civil Procedure. Defendants' Answers were due on or before October 2, 2023.

3. As of the filing of this motion, no answer or other responsive pleading has been filed by Defendants.

4. Pursuant to Rule 74.05(a) of the Missouri Rules of Civil Procedure, Plaintiff is entitled to an order of default.

5. The petition alleges violations of Chapter 441 and 535.

6. Defendants have failed to maintain their property at 1933 Meadowtree Lane in Kirkwood, Missouri in safe condition and have failed to provide certain amenities agreed up on in the lease.

7. Plaintiff seeks $17.500 in damages due to Defendants' failure to maintain the safety of their property for the past six years, and for the failure to provide certain amenities in said lease for the past seven years, and for the deprivation of the peaceful enjoyment of said property.

8. Plaintiff seeks the establishment of an account to hold rent money *in custodia legis* until the property is restored to safe and habitable condition according to the ordinances of the City of Kirkwood.

WHEREFORE, for the foregoing reasons, Plaintiff respectfully prays that this Court enter an order of Default as to Aamina Akhtar and Vijoy Ummer; issue a judgment in favor of Eric Garland for $17,500; issue an order allowing Eric Garland to pay rent of $1710.00 per month *in custodia legis* until such time as the property is in compliance with City of Kirkwood ordinances, and that the Court should order any other relief to which Plaintiff is entitled.

Respectfully submitted,

ERIC A. GARLAND

/s/ Eric A. Garland

Pro Se

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