Court Date
11-30-23
9am

IN THE 15TH JUDICIAL CIRCUIT COURT, LAFAYETTE COUNTY, MISSOURI

Judge or Division:	Case Number: 23LF-CV01021
Plaintiff (record title owner): Brandon James & Emily Ann Niendick 7745 Bryant Knob Rd Wellington, MO 64097 vs.	
Defendant(s): Robert Alex Ellis 6910 Big Branch Rd Wellington, MO 64097	

FILED
OCT 24 2023
KIM MASON
LAFAYETTE CO. CIRCUIT CLERK
(Date File Stamp)

Landlord's Petition

Brandon James & Emily Ann Niendick, (plaintiff) being duly sworn on oath states:

1. Plaintiff is the owner of real estate located in Lafayette County Missouri at the following address: 6910 Big Branch Rd Wellington, MO 64097.
2. Defendant(s) rent(s) this property from Plaintiff under a month to month tenancy and the agreed monthly rental amount is $ 1,200, payable on the 1st day of each month.
3. There is now unpaid rent due and owing in the amount of $ 1,200 as of today's date.
4. Additionally, the sum of $ N/A is due Plaintiff under the following terms of the lease (if applicable. *Note: late fees or attorney fees must be provided for in a written lease*): _____.
5. Plaintiff demanded from Defendant(s) payment of the unpaid rent, but Defendant(s) has/have failed and refused to pay all or part of the rent.
6. Rent continues to become due each new month after this filing, and Plaintiff requests continuing rent due.
7. Defendant(s) has/have done the following in breach of the lease [*check each applicable box*]:
   - [X] Violated a condition of written lease by: failing to pay rent, failing to maintain lawn as agreed upon.
   - [X] Committed waste upon the premises by: unapproved disposal of debris.
   - [ ] Allowed the illegal possession, sale or distribution of controlled substances upon the premises.

Therefore, Plaintiff requests judgment for possession of said premises and for $ 1,200 rent and other monies as alleged above, now due, and all rent to accrue from the date of filing until date of judgment, and costs.

The owner or owner's attorney must appear in court.
If the owner is a Limited Liability Partnership, Limited Liability Company or a Corporation, the petition must be signed and filed by an attorney through the court's e-filing system, and the plaintiff must be represented by the attorney in court.

Brandon James Niendick Emily Ann Niendick
Plaintiff
7745 Bryant Knob Rd
Address
Wellington MO 64097
City State Zip
816-878-5507
Telephone

Subscribed and sworn to before me on this 10/24/2023 (date).
My commission expires: APRIL 4 2025 Andrew Homfeld
Date Notary Public

ANDREW HOMFELD
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 4, 2025
LAFAYETTE COUNTY
COMMISSION #17189933