

IN THE COUNTY COURT OF THE 11<sup>th</sup> JUDICIAL  
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

MICHAEL A. ETIENNE JR,  
Plaintiff,

vs.

MARY ESTIME IRVIN and  
ALL OTHERS IN POSSESSION  
Defendant(s).

CASE NO:

DIVISION:

**STATEMENT OF CLAIM FOR TENANT EVICTION**

Plaintiff, MICHAEL A. ETIENNE JR, by and through undersigned counsel, hereby sues  
Defendant(s) and alleges:

1. This is an action for removal of Tenant Defendant(s) from real property in Miami-Dade County, Florida: 155 NE 131<sup>st</sup> Street, North Miami, Florida 33161.
2. At all times material hereto, Plaintiff is the owner/landlord and Defendant(s) is the tenant of the following described real property in said county: 155 NE 131<sup>st</sup> Street, North Miami, Florida 33161.
3. At all times material hereto, defendant resided in Miami-County, Florida.
4. The oral agreement has expired by timely notice given of such termination and Defendant continues in possession of the premises without permission of the Plaintiff (copy of the Notice to Vacate attached).
5. Failure of Defendant(s) to vacate the premises as required pursuant to Florida Statute Sec. 83.52 caused Plaintiff to pursue this cause of action and to retain the undersigned attorney to represent him/her in this action causing Plaintiff reasonable fees for services and costs, which Defendant(s) should pay pursuant to Florida Statute Sec. 83.48.

**WHEREFORE**, Plaintiff demands judgment for possession of the property against the Defendant(s) and for other just relief including attorney's fees and court cost.

DATED: E-filed this 5<sup>th</sup> day of March, 2020.



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Michael A. Etienne, Esq.  
Florida Bar No. 0040965  
Attorney for Plaintiff  
13655 North East 10<sup>th</sup> Avenue  
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Miami, Florida 33161  
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Hon. Michael A. Etienne, Esquire  
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February 16, 2020

TO: Mary Estime Irvin *and* ALL IN POSSESSION  
155 NE 131<sup>st</sup> Street  
North Miami, FL 33161

RE: 15 DAY NOTICE TO VACATE ABOVE-MENTIONED PREMISES

**15 DAY NOTICE**  
**FOR POSSESSION OF PREMISES**

**YOU ARE HEREBY NOTIFIED** that pursuant to Florida laws and Florida Statute §83.57, your month to month tenancy for the above-mentioned property will expire at the end of this month. Your tenancy of the premises described as 155 NE 131<sup>st</sup> Street, North Miami, FL 33161 is hereby terminated as of March 3, 2020.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

The undersigned demands possession of the premises within Fifteen (15) days from the date of delivery of this notice. **YOU MUST VACATE:** 155 NE 131<sup>st</sup> Street, North Miami, Florida 33161 by March 3, 2020.

Dated this 16<sup>th</sup> day of February, 2020.

Michael A. Etienne  
Property Owner/Landlord  
13655 NE 10<sup>th</sup> Avenue, Unit 107  
North Miami, Florida 33161  
Phone: (954) 548-1511  
Email: [mikelawfirm@gmail.com](mailto:mikelawfirm@gmail.com)

**PROOF OF SERVICE**

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the notice to pay rent or move, of which this is a true copy, on the above mentioned tenant in possession in the manner(s) indicated below.

On \_\_\_\_\_, 20\_\_\_\_, I handed the notice to the tenant.

I handed the notice to a person of suitable age and discretion at the tenant's residence/business on \_\_\_\_\_, 20\_\_\_\_.

I posted the notice in a conspicuous place at the tenant's residence on February 16, 2020.

Executed on February 16, 2020, at 12:14  A.M.  P.M.



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Property Owner/Landlord  
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