

IN THE COUNTY COURT IN AND FOR  
MIAMI-DADE COUNTY, FLORIDA

CASE NO.

PRESTIGE BOARDWALK LLC,

Plaintiff(s),

vs.

STRAUSSIANA FLEURIMOND, MCKENZIE FLEURIMOND,  
and All Others in Possession,

Defendant(s).

**COMPLAINT FOR TENANT EVICTION**

Plaintiff(s), PRESTIGE BOARDWALK LLC, sues Defendants (hereinafter “tenants”), STRAUSSIANA FLEURIMOND, MCKENZIE FLEURIMOND, and All Others in Possession of the subject real property and state:

1. This is an action to evict a tenant (tenants) from residential property in Miami-Dade County, Florida.

2. Plaintiff, PRESTIGE BOARDWALK LLC, is a limited liability company organized under the laws of the State of Florida, and it is the owner/landlord of the following property in Miami-Dade County, Florida, “the premises” described as:

**16651 NE 18<sup>TH</sup> AVENUE, BLDG. 14, APT. 88  
NORTH MIAMI BEACH, FLORIDA 33162**

3. Tenants retain possession of the premises under an oral agreement for a month to month tenancy requiring rent of \$1,600.00 per month to be paid the first (1<sup>st</sup>) day of each month.

4. Tenants failed to pay any or all of the rent in accordance with the rental agreement due November 1, 2021 and/or prior month(s) resulting in a balance due of unpaid rent.

5. Plaintiff(s) served Tenants with a notice on November 9, 2021 to pay the rent or deliver possession, but Tenants refuse to do either. A copy of the notice is attached hereto and incorporated herein as Exhibit "A".

6. Plaintiff(s) has retained the undersigned attorney to represent it in this action and is obligated to pay a reasonable fee for his services.

7. Section 83.59(2) Florida Statutes provides that the Plaintiff(s) herein is entitled to the summary procedure provided in §51.011 Florida Statutes, and the court shall advance the cause on the calendar.

WHEREFORE, Plaintiff(s) demands judgment for possession of the premises against the Defendants, costs and attorneys fees pursuant to §83.48 Florida Statutes and for other just relief.

ROBERT M. WORMAN, P.A.  
Attorney for Plaintiff(s)  
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Plantation, Florida 33324  
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Email: *robwesq@comcast.net*

**/s/Robert Worman**

By: \_\_\_\_\_  
ROBERT WORMAN, ESQ.  
Fla. Bar No.: 870757

Dated: November 9<sup>th</sup>, 2021

TO: **Straussiana Fleurimond, McKenzie Fleurimond  
AND ALL OTHERS IN POSSESSION (Tenant(s))**  
16651 NE 18th Avenue, Bld-14, Apt 88  
NORTH MIAMI BEACH, FLORIDA 33162

Re: **THREE (3) DAY NOTICE TO PAY RENT OR VACATE PURSUANT F.S. §83.56(3)**

YOU ARE HEREBY NOTIFIED that you are indebted to your landlord in the sum of **\$7,150.00** for the rent and use of the above-describe premises located in Miami-Dade County now occupied by you and that the landlord demands payment of the rent or possession of the premises within three (3) days (excluding the date of service, Saturday, Sunday and legal holidays) from the date of delivery of this notice, to wit: **on or before November 15th, 2021.**

This notice of default to pay rent or vacate is given pursuant to Florida Statutes.

Said rent shall be payable in certified funds only (cashier's check, money order, certified check) to Prestige Boardwalk LLC.

**Said rent shall be payable at the following place:**

**PRESTIGE BOARDWALK LLC, LANDLORD(S)  
14050 NE 6<sup>TH</sup> AVENUE, #100  
NORTH MIAMI, FLORIDA 33161  
(305) 222-7954**

CERTIFICATE OF SERVICE

I, the undersigned, being at least eighteen (18) years of age, declare under penalty of perjury that I served the above Tenant(s) in Possession this notice on the date and in the manner indicated below.

\_\_\_\_\_ This Notice was served upon the person (or co-resident over the age of 15) or business Time: \_\_\_\_\_

The above-named tenant(s) was absent from his last usual place of residence or business, and this notice was left at said residence or business by posting pursuant to §83.56(4) or §83.20(2) Florida Statutes. Time: 5:00 PM

Executed this 9<sup>th</sup> day of November, 2021.

By: Joseph Ponce  
Joseph Ponce  
print name