

**TELECOPY COVER SHEET**

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FIRST CITY COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

DOCKET NO.:

DIV “ ”

LOUISIANA STATE MUSEUM

V.

DOUGLAS MELANCON

FILED

DEPUTY CLERK

**PETITION FOR UNPAID RENTAL PAYMENTS**

NOW INTO COURT, through undersigned counsel, comes the Louisiana State Museum, an agency of the State of Louisiana, domiciled in Orleans Parish, Louisiana, who makes out the following petition, upon personal knowledge, to wit:

I.

Made defendant herein is Douglas Melancon, a person of the full age of majority, domiciled in Orleans Parish, Louisiana.

II.

Defendant Douglas Melancon (“the Tenant”) signed a twelve (12) month residential lease with the Louisiana State Museum, (“the Landlord”) with renewals, for the period covering February 1, 2020 through June 30, 2021. The lease covered property owned by the Louisiana State Museum located at 503 St. Ann, 3<sup>rd</sup> Floor, New Orleans, Louisiana, known as the historic Lower Pontalba Apartments. The monthly rent as of February 1, 2020 was \$2,991 base rent, plus a Common Area Maintenance of \$36, for a total of \$3,027.

III.

Unfortunately after February 2020, the Tenant began to fall behind in his rental payments, making only partial payments, or no payments at all. A monthly late fee of \$100 also was incurred in February 2020 and accrued thereafter for a total of seventeen (17) consecutive months until the lease ended on June 30, 2021.

IV.

The total unpaid rentals, Common Area Maintenance fees and late fees due and owing under the lease total \$22,890, as shown by the attached spreadsheet Exhibit 'A', and as will be shown at the trial of this matter.

V.

Defendant Tenant is accordingly liable unto the plaintiff for all unpaid rental payments in the total amount of \$22,890, caused by the defendant's breaches of his lease due to his non-payments.

VI.

Additionally, the lease contains clauses allowing for the payment of reasonable attorneys fees, court costs, and filing fees, all as provided for by the lease, with legal interest from the date of judicial demand, to be shown at the trial of this matter.

WHEREFORE, IT IS PRAYED that there be judgment in favor of plaintiff, and against defendant, for the total sum of \$22,890, as described above, together with legal interest, reasonable attorneys fees, court costs, filing fees, and all other legal and equitable relief to which plaintiff may be entitled, under all applicable laws, with legal interest from the date of judicial demand.

**RESPECTFULLY SUBMITTED,**



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ATTORNEY FOR THE  
LOUISIANA STATE MUSEUM

**PLEASE SERVE:**

Mr. Douglas Melancon  
2475 Marr Avenue  
New Orleans, LA 70114

<u>DATE</u>	<u>PAST DUE AMOUNT</u>	<u>LATE CHARGE</u>	<u>TOTAL DUE</u>
February 2020	\$21.00	\$100.00	\$121.00
Mar-20	\$121.00	\$100.00	\$221.00
Apr-20	\$221.00	\$100.00	\$321.00
May-20	\$321.00	\$100.00	\$421.00
Jun-20	\$3,448.00	\$100.00	\$3,548.00
Jul-20	\$3,548.00	\$100.00	\$3,648.00
Aug-20	\$3,648.00	\$100.00	\$3,748.00
Sep-20	\$3,750.00	\$100.00	\$3,850.00
Oct-20	\$3,852.00	\$100.00	\$3,952.00
Nov-20	\$3,954.00	\$100.00	\$4,054.00
Dec-20	\$4,056.00	\$100.00	\$4,156.00
Jan-21	\$7,195.00	\$100.00	\$7,295.00
February 2021	\$10,334.00	\$100.00	\$10,434.00
Mar-21	\$13,373.00	\$100.00	\$13,473.00
4/1/21	\$16,512.00	\$100.00	\$16,612.00
5/1/2021	\$19,651.00	\$100.00	\$19,751.00
6/1/2021	\$22,790.00	\$100.00	\$22,890.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00

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