PETITION: EVICTION CASE

CASE NO. (court use only) _____ ☐ **With suit for Rent** **COURT DATE:** _____

In the Justice Court, Precinct _____, _____ **County, Texas**

PLAINTIFF_____
(Landlord/Property Name)
VS.
DEFENDANT(S):_____
_____

Rental Subsidy (if any) $_____
Tenant's Portion $_____
TOTAL MONTHLY RENT $_____

COMPLAINT: Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

_____

Street Address **Unit No. (If any)** **City** **State** **Zip**

1. **SERVICE OF CITATION:** Service is requested on defendants by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. Other addresses where the defendant(s) may be served are:
_____

2. ☐ **UNPAID RENT AS GROUNDS FOR EVICTION:** Defendant(s) failed to pay rent for the following time period(s):
_____. **TOTAL DELINQUENT RENT AS OF DATE OF FILING IS: $**_____
Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

3. ☐ **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations)
_____

4. ☐ **HOLDOVER AS GROUNDS FOR EVICTION:** Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20_____.

5. **NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the _____ day of _____ and delivered by this method:
_____ _____

6. **ATTORNEY'S FEES:** Plaintiff ☐ will be or ☐ will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are:_____

7. ☐ **BOND FOR POSSESSION:** If Plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s).

REQUEST FOR JUDGMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' possessions from the premises, unpaid rent IF set forth above, attorney's fees, court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the statutory rate for judgments under Civil Statutes Article 5069-1.05.

☐ **I give my consent for the answer and any other motions or pleadings to be sent to my email address which is:**
_____.

_____
Petitioner's Printed Name

_____
Signature of Plaintiff (Landlord/Property Owner) or Agent

_____
Address of Plaintiff (Landlord/Property Owner) or Agent

_____
City State Zip

_____
Phone & Fax No. of Plaintiff (Landlord/Property Owner)or agent

DEFENDANT(S) INFORMATION (if known):
DATE OF BIRTH:_____
*LAST 3 NUMBERS OF DRIVER LICENSE:_____
*LAST 3 NUMBERS OF SOCIAL SECURITY:_____
DEFENDANT'S PHONE NUMBER:_____

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____
CLERK OF THE JUSTICE COURT OR NOTARY