

CASE NO. _____

COURT DATE: _____

PETITION: EVICTION CASE

☐ WITH SUIT FOR RENT

PLAINTIFF _____
VS
DEFENDANT(S) _____

RENTAL SUBSIDY (IF ANY) \$ _____
TENANT'S PORTION \$ _____
TOTAL MONTHLY RENT \$ _____

COMPLAINT: Plaintiff (Landlord) hereby complains of the defendant(s) name 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. City State Zip

GROUND(S) FOR EVICTION: Plaintiff alleges the following ground(s) for eviction:

1. **SERVICE OF CITATION:** Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Home or work addresses other than the premises where Defendant(s) may be served are:

_____.
2. ☐ **Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s):
_____. The amount of rent claimed as of the date of filing is:
\$ _____. Defendant ☐ has or ☐ has not been late/delinquent in paying rent before the month in which notice was given. 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 lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: _____
_____.
4. ☐ **Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or periodic tenancy, which ended on _____, 20__.
5. ☐ **Squatter.** Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on _____, 20__. Plaintiff ☐ has or ☐ has not attached a Motion for Summary Disposition under Rule 510.10.
6. ☐ **Expiration of Tenancy at Will or by Sufferance.** Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession given on _____, 20__.

PRE-SUIT NOTICE: Plaintiff has given Defendant(s) a ☐ notice to vacate ☐ notice to pay or vacate (according to Property Code § 24.005(f-3) or (f-4)) and demand for possession. Such notice was delivered on _____, 20__ by this method: _____

SUIT FOR RENT: Plaintiff ☐ does or ☐ does not include a suit for unpaid rent.

ATTORNEY'S FEES: Plaintiff ☐ will be or ☐ will not be seeking applicable attorney's fees.

IMMEDIATE POSSESSION BOND: If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (1) the court set the amount of the bond; (2) the court approve the bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

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RELIEF: Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fees if applicable, court costs, and interest on the above sums at the rate stated in the lease, or if not so stated, at the statutory rate for judgments.

☐ I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.

☐ 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 Agent or Attorney, if any

PLAINTIFF INFORMATION

DEFENDANT(S) _____

Address: _____

DATE OF BIRTH _____

City _____

PHONE NUMBER _____

State Zip _____

Last 4 of license _____

Phone Number _____

Last 4 of social security _____

Email _____

SWORN TO AND SUBSCRIBED before me on _____, 20____.

Affidavit

Cause Number _____

Plaintiff being duly Sworn on his Oath deposes and says under Penalty of Perjury that Defendant (s) is not in the Military, On Active Duty in the Military and/or in a Foreign Country on Military Service.

Plaintiff's Signature

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

Clerk of The Justice Court

Penalty for making or using false affidavit – A person who makes or uses an affidavit knowing to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.

CAUSE NO. _____

[Fill out cause number and heading information EXACTLY as it is written on the Petition]

_____	§	_____
_____	§	_____
_____	§	_____
_____	§	_____

CERTIFICATE OF LAST KNOWN MAILING ADDRESS

I, _____, certify that the last known mailing address that I
have for _____, Respondent, is :

