

CAUSE NO. _____

PLAINTIFF _____ § IN THE JUSTICE COURT
§
§
§
V. § PRECINCT _____
§
§
DEFENDANT _____ § _____ COUNTY, TEXAS

PETITION: REPAIR AND REMEDY CASE

COMPLAINT: Plaintiff files this petition against Defendant pursuant to Rule 509 and Texas Property Code § 92.0563, because there is a condition in Plaintiff's residential rental property that materially affects the health or safety of an ordinary tenant.

Information Regarding Residential Rental Property:

Street Address _____ Unit No. *(if any)* _____

City _____ County _____ State _____ Zip Code _____

Defendant's Contact Information (to the extent known):

Street Address _____ Unit No. *(if any)* _____

City _____ County _____ State _____ Zip Code _____

Phone Number: (_____) _____

SERVICE OF CITATION: Plaintiff requests service of the citation on the Defendant and, if required, alternative service pursuant to Rule 509.4.

The following are true (*check the box next to each statement that is true*):

- Plaintiff received in writing Defendant's name and business street address.
- Plaintiff received in writing the name and business street address of Defendant's management company.

CONTACT INFORMATION (if known): Plaintiff provides the following contact information to the best of their knowledge:

Management Company's Contact Information:

Name _____

Street Address _____ Unit No. *(if any)* _____

City _____ County _____ State _____ Zip Code _____

Phone Number: (_____) _____

On-Premises Manager's Contact Information:

Name

City _____ County _____ State _____ Zip Code _____

Phone Number: (_____) _____

Rent Collector's Contact Information:

Name

City _____ County _____ State _____ Zip Code _____

Phone Number: (_____) _____

PROPERTY CONDITION: The property condition materially affecting the physical health or safety of an ordinary tenant that Plaintiff seeks to have repaired or remedied is:

LEASE AND NOTICE: The following are true (check the box next to each statement that is true):

RENT: At the time Plaintiff gave notice to repair or remedy the condition, Plaintiff's rent was:

current (*no rent owed*); not current but Plaintiff offered to pay the rent and Defendant did not accept it; or not current and Plaintiff did not offer to pay the rent owed.

Plaintiff's rent of \$ _____ is due on the _____ day of the month week _____ (specify any other rent-payment period).

Plaintiff's rent: is not subsidized by the government is subsidized by the government as follows, if known:
\$ _____ paid by the government, and \$ _____ paid by Plaintiff.

RELIEF REQUESTED: Plaintiff requests the following relief (*check all that apply*):

- a court order to repair or remedy the condition;
- a court order reducing Plaintiff's rent in the amount of \$ _____ to begin on _____, 20____;
- actual damages in the amount of \$ _____;
- a civil penalty of one month's rent plus \$500;
- attorney's fees; and
- court costs.

JURISDICTION: Plaintiff states that the total relief requested does not exceed \$10,000, excluding interest and court costs but including attorney's fees.

TRIAL:

- I request a jury trial. (*The fee is \$22 and must be paid at least 14 days before trial unless you file a Statement of Inability to Afford Payment of Court Costs in compliance with Texas Rule of Civil Procedure 502.3.*)
- I do not request a jury at this time.

Respectfully submitted,

Signature of Plaintiff

Printed Name: _____

Address: _____

Email: _____

Telephone: _____

Fax: _____

Signature of Attorney, if any

Printed Name: _____

Address: _____

Email: _____

Telephone: _____

Fax: _____

State Bar No.: _____