

PETITION: EVICTION CASE

with suit for Rent

CASE NO: (court use only) _____

COURT DATE: _____

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

PLAINTIFF: _____

Rental Subsidy (if any) \$ _____

VS.

Tenant's Portion \$ _____

DEFENDANT(S): _____

TOTAL MONTHLY \$ _____

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 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. Other home or work addresses where 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. **HOLDVER AS GROUNDS FOR EVICTION:** Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term of renewal of extension period, which was the _____ day of _____, 20____.

5. **NOTICE OF VACATE:** Plaintiff has given Defendant(s) a written notice to vacate (according to Chapter 24.0005 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 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).

RELIEF: Plaintiff requests that Defendant(s) are 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, 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 hereby consent for the answer and any other motions or pleadings to be set to my email address as follows: _____

I hereby incorporate by reference the attached Verification of Compliance with Sections 4023 and 4024 of the CARES Act and the CDC Eviction Moratorium Order.

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT(S) INFORMATION (if known):

Address of Plaintiff (Landlord/Property Owner) or Agent

DATE OF BIRTH: _____

City State Zip

*LAST 3 NUMBERS OF DRIVERS LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

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

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

CLERK OF THE JUSTICE COURT OR NOTARY