

PETITION: EVICTION CASE

CASE NO. (court use only) _____

With suit for Rent

COURT DATE: _____

PLAINTIFF: _____

In the Justice Court, Precinct 3, Johnson County, Texas

Rental Subsidy (if any) \$ _____

VS.

Tenant's Portion \$ _____

DEFENDANT(S): _____

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 Code
<p>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:</p> <p>_____.</p>				
<p>2. <input type="checkbox"/> 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 reserved the right to orally amended the amount at trial to include rent due from the date of filing through the date of trial.</p>				
<p>3. <input type="checkbox"/> OTHER GROUNDS FOR EVICTION / LEASE VIOLATIONS: Lease Violations (if other than non-paid rent – list lease violations). _____</p> <p>_____.</p>				
<p>4. <input type="checkbox"/> 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 _____, _____.</p>				
<p>5. <input type="checkbox"/> 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: _____.</p>				
<p>6. ATTORNEY'S FEES: Plaintiff <input type="checkbox"/> will be or <input type="checkbox"/> will not be seeking applicable attorney's fees. Attorney's name, address, phone and fax numbers are: _____.</p>				
<p>7. <input type="checkbox"/> 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).</p>				

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 defendant(s) and defendant(s)' possessions from 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

DEFENDANT(S) INFORMATION (if known):

Date of Birth: _____

City

State

Zip Code

*Last 3 Numbers of Driver License:

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

*Last 3 numbers of Social Security:

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

 CLERK OF THE JUSTICE COURT

NOTARY PUBLIC

DOCKET/CASE NO. _____

**MILITARY STATUS AFFIDAVIT
SERVICEMEMBERS CIVIL RELIEF ACT SEC. 201 (b)**

BEFORE, ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, WHO, UNDER PENALTY OF PERJURY, STATED THAT THE FOLLOWING FACTS ARE TRUE:

I AM THE PLAINTIFF ATTORNEY OF RECORD FOR PLAINTIFF IN THIS PROCEEDING.

_____, DEFENDANT **IS NOT** IN MILITARY SERVICE.

_____, DEFENDANT **IS** IN MILITARY SERVICE.

I KNOW THIS BECAUSE _____

I AM UNABLE TO DETERMINE WHETHER OR NOT THE DEFENDANT IS IN MILITARY SERVICE.

PLAINTIFF/ ATTORNEY FOR PLAINTIFF

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____
20____.

 CLERK OF THE JUSTICE COURT
 NOTARY PUBLIC, STATE OF TEXAS

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.

Justice Court Civil Case Information Sheet

Cause Number (For Clerk Use Only): _____

Styled: _____
(e.g., John Smith v. All American Insurance Co; In re Mary Ann Jones; In the matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery request, response, or supplementation, and it is not admissible at trial.

1. Contact information for person completing case information sheet

Name: _____ Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ State Bar No: _____
Email: _____
Signature: _____

2. Names of parties in case

Plaintiff(s): _____
Defendant(s): _____

(Attach additional page as necessary to list all Parties)

3. Indicate case type, or identify the most important issue in the case (select only 1):

Debt Claim: A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.

Repair and Remedy: A repair and remedy case is a Lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000, excluding statutory interest and court costs but Including attorney fees if any.

Eviction: An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.

Small Claims: A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.