

Case No.: \_\_\_\_\_

Court Date \_\_\_\_\_ @ \_\_\_\_\_

Plaintiff

vs.

Defendant(s)



In the Justice Court  
Precinct 6  
Denton County, Texas

**PETITION EVICTION**

COMPLAINT: Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction from plaintiff's premises (including storerooms and parking areas) located in the above County and Precinct.

ADDRESS: The address of the premises is: \_\_\_\_\_  
Street Address Unit No. (If any)  
City State Zip

MONTHLY RENT is \$ \_\_\_\_\_ per month with \$ \_\_\_\_\_ paid by a Governmental entity.

☐ 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.*

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

☐ 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\_\_\_\_\_.

NOTICE TO VACATE: Plaintiff has given defendant(s) 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 \_\_\_\_\_, 20\_\_\_\_\_, and delivered by this method:

☐ certified mail; ☐ regular mail; ☐ delivery in person; ☐ attaching to inside of main entry door; ☐ attaching to the outside of the main entry door  
under the alternative limited circumstances as permitted by Property Code 24.005(f-1).

IF ATTORNEY'S FEES are claimed, complete the following: Attorney's name, address, phone and fax numbers:

MILITARY STATUS: After personal investigation or review, the undersigned has determined that the above-named Defendant(s):

**(check one)** ☐ is/are not in the military on active duty, and is/are not the dependent of a service member on active duty ☐ is/are in the military service on active duty ☐ I have been unable to determine whether or not the defendant(s) is/are in the military.

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 Texas Finance Code Section 304.

SERVICE OF CITATION: Service is requested on defendant(s) by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. There are no other addresses in the County where the defendant(s) may be served except as follows:

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

Defendant (1) Date of Birth: \_\_\_\_\_  
Last 3 Numbers of Driver's License: \_\_\_\_\_  
Last 3 Numbers of Social Security: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Defendant (2) Date of Birth: \_\_\_\_\_  
Last 3 Numbers of Driver's License: \_\_\_\_\_  
Last 3 Number of Social Security: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Printed Name and Signature of Plaintiff (Landlord/Property Owner) or Agent

Address of Plaintiff (Landlord/Property Owner) or Agent

City State Zip

Phone & Fax of Plaintiff (Landlord/Property Owner) or Agent

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

CLERK OF THE JUSTICE COURT OR NOTARY

## JUSTICE COURT CIVIL CASE INFORMATION SHEET (4/13)

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:		2. Names of parties in case:
Name: _____	Telephone: _____	Plaintiff(s): _____
Address: _____	Fax: _____	_____
City/State/Zip: _____	State Bar No: _____	Defendant(s): _____
Email: _____	_____	_____
Signature: _____	_____	[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):	
<input type="checkbox"/> <b>Debt Claim:</b> 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.	<input type="checkbox"/> <b>Eviction:</b> 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.
<input type="checkbox"/> <b>Repair and Remedy:</b> 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.	<input type="checkbox"/> <b>Small Claims:</b> 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.