

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

\_\_\_\_\_  
Plaintiff  
VS.

\_\_\_\_\_  
Defendant(s)

)  
)  
)  
)  
)

**IN THE JUSTICE COURT  
PRECINCT TWO  
DENTON COUNTY, TEXAS**

**PETITION: EVICTION CASE**  
 **With Suit for 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

Monthly rent is \$ \_\_\_\_\_ and paid on the \_\_\_\_\_ day of each month with \$ \_\_\_\_\_ subsidized by a Governmental entity

**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: \_\_\_\_\_

**2. GROUNDS FOR EVICTION** (Please check one)

- a.  **UNPAID RENT AS:** 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.
- b.  **OTHER/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations) \_\_\_\_\_
- c.  **HOLDOVER:** 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\_\_\_\_\_.

**3. NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to vacate (Texas Property Code Chapter 24.005) and demand for possession. Such notice was delivered on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ and delivered by:  certified mail;  regular mail;  delivery in person;  attaching to inside of main entry door;  Attaching to the outside of the main entry door in accordance with Property Code 24.005(f-1).

**4. ATTORNEY'S FEES:** Plaintiff  will be or  will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: \_\_\_\_\_

**5. The above-named defendant(s)**

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

**6. 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 Civil Statutes Article 5069-1.05.

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

**DEFENDANT(S) INFORMATION** (if known):

\_\_\_\_\_  
Address of Plaintiff (Landlord/Property Owner) or Agent

DATE OF BIRTH: \_\_\_\_\_

\_\_\_\_\_  
City State Zip

LAST 3 NUMBERS OF DRIVER LICENSE: \_\_\_\_\_

LAST 3 NUMBERS OF SOCIAL SECURITY: \_\_\_\_\_

\_\_\_\_\_  
Phone & Fax no. of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT'S PHONE NUMBER: \_\_\_\_\_

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

\_\_\_\_\_  
CLERK OF THE JUSTICE COURT OR NOTARY