

PETITION: EVICTION CASE

CAUSE NO. 42-20 _____ S _____

With suit for Rent

COURT DATE: _____

PLAINTIFF _____
 (Landlord/Property Name)

In the Justice Court, Precinct 4-2, Bell County, Texas

VS.

DEFENDANT(S): _____

Rental Subsidy (if any) \$ _____

Tenant's Portion \$ _____

TOTAL MONTHLY RENT \$ _____

Mobile Homes: TENANT ONLY
 TENANT &MH

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 property is:

Street Address Unit No. (if any) City State Zip

1. **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. Other addresses where the 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:** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: _____

4. **HOLDOVER AS GROUNDS FOR EVICTION:** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20_____

5. **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 _____, 20_____ by this method: _____

6. **ATTORNEY'S FEES:** Plaintiff will be or will not be seeking applicable attorney's fees. The attorney's name, address, phone and fax numbers are: _____

7. **BOND FOR POSSESSION:** If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (1) that the amount of plaintiff's bond and defendant(s) counter bond be set, (2) that the plaintiff's bond be approved by the Court, and (3) that proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

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 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.

8. 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

 City State Zip

 Phone & Fax No. of Plaintiff or Agent or Attorney

FEES: \$141 one named Defendant \$25 each additional named Defendant

Defendant's Information (if known):

Date of Birth: _____

Last three digits of Driver License: _____

Last three digits of Soc. Sec. No.: _____

Phone No: _____

Sworn to and subscribed before me
 this ____ day of _____, 20____.

 Clerk of the Justice Court or Notary

JUSTICE COURT CIVIL CASE INFORMATION SHEET (7/14)

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 initial 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 is not admissible at trial.

<p>1. Contact information for person completing case information Sheet:</p> <p>Name: _____ Telephone: _____</p> <p>Address: _____ Fax: _____</p> <p>City/State/Zip: _____ State Bar No: _____</p> <p>Email: _____</p> <p>Signature: _____</p>	<p>2. Names of parties in case:</p> <p>Plaintiff(s): _____</p> <p>_____</p> <p>Defendant(s): _____</p> <p>_____</p> <p>_____</p> <p>[attach additional page as necessary to list all parties]</p>
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3 Indicate case type, or identify the most important issue in the case (select only 1):

<p><input type="checkbox"/> 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.</p>	<p><input type="checkbox"/> 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 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.</p>
<p><input type="checkbox"/> 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.</p>	<p><input type="checkbox"/> 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.</p>