
Plaintiff(s)/Tenant(s)

 vs.

Defendant(s)/Landlord

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In the Justice Court
Precinct 1, Place 1
County of Dallas
State of Texas

PETITION for REPAIR and REMEDY

1. Tenant files this petition against the above named Landlord pursuant to Rule 509 of the Texas Rules of Civil Procedure because there is a condition in Tenant’s residential rental property that would materially affect the health or safety of an ordinary tenant.

*(For all addresses, you **MUST** include number, street, unit/suite/apartment number, city, state, & zip code.)*

Information Regarding Residential Rental Property: **premises**, which is located in Justice of the Peace Precinct 3 of Dallas County and which is **described as:**

Premises Street Address	Unit No. (if any)	City	County	State	Zip
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2. I have received the name and business street address in writing of: the landlord; or/and, the landlord’s management company.

The name, business address and phone number of the landlord:

NAME	Business Street Address	Unit No. (if any)	City	State	Zip
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The name, business address and phone number of the landlord’s management company:

NAME	Business Street Address	Unit No. (if any)	City	State	Zip
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The name, business address and phone number of the landlord’s on premises manager:

NAME	Business Street Address	Unit No. (if any)	City	State	Zip
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The name, business address and phone number of the landlord’s rent collector:

NAME	Business Street Address	Unit No. (if any)	City	State	Zip
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3. **LEASE AND NOTICE** (*check the box next to each statement that is true*)
If there are additional notices please provide all of this information on back of page.

- The lease is in writing/ oral.
- The lease requires the notice to repair or remedy a condition to be in writing.
- Written/ Oral notice was given to (name or address) _____ date _____ by _____
- Notice was mailed by certified mail, return receipt requested, or registered mail.
- Rent was current/ timely tendered/ not current at the time notice was given.

4. **PROPERTY CONDITION:** Describe the property condition materially affecting the physical health or safety of an ordinary tenant that Tenant seeks to have repaired or remedied: (*please use back of page for additional information*)

5. **RELIEF REQUESTED:** Tenant requests the following relief:

- A court order to repair or remedy the condition,
- A court order reducing Tenant’s rent in the amount of \$ _____ to begin on _____.
Request for reduced rent must include:
 Rent amount is \$ _____ and is due on _____ every month, week (specify any other rent-payment period).
 Rent is **not** subsidized by the government/ subsidized and the government pays \$ _____, the tenant pays \$ _____.
- Actual damages in the amount of \$ _____,
- A civil penalty of one month’s rent plus \$500, attorney’s fees of \$ _____, court costs.

_____ (*initial*) I acknowledge that the total relief requested does not exceed \$10,000, excluding interest and court costs but including attorney’s fees.

X _____, *Tenant, or Tenant’s Attorney & Attorney’s Bar Card Number* _____

Address	Unit No. (if any)	City	State	Zip	Phone Number	Fax Number
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Email: _____