

In the Justice Court, Precinct 5-1, Dallas County, Texas

Court Date: _____ @ 10 A.M.

CASE NO. JPC _____ -51

PETITION: EVICTION CASE

With suit for Rent

I hereby acknowledge the court date and understand if the Plaintiff fails to appear, the case may be Dismissed for Want of Prosecution.
X _____
(Please initial and sign)

PLAINTIFF _____
(Landlord/Property Name)

VS.
DEFENDANT(S): _____

Rental Subsidy (if any) \$ _____
Tenant's Portion \$ _____
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** _____

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. **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:** Lease Violations (if other than non-paid rent – list lease violations)

4. **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____.

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____ and delivered by this method: _____

6. I have reviewed the information about the Texas Eviction Diversion Program available at www.txcourts.gov/eviction-diversion/. :
 YES NO

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

8. **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).

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.

I consent for the answer and any other motions or pleadings to be sent to my email address: _____

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT(S) INFORMATION (if known):

DATE OF BIRTH: _____

*LAST 4 NUMBERS OF DRIVER LICENSE: _____

*LAST 4 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

Address of Plaintiff (Landlord/Property Owner) or Agent

City State Zip

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

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



CASE NO. JPC _____ -51

 PLAINTIFF § JUSTICE OF THE PEACE COURT
 §
 VS. § PRECINCT 5, PLACE 1
 §
 _____ § DALLAS COUNTY, TEXAS
 §
 DEFENDANT(S)

SERVICE MEMBER AFFIDAVIT BY PLAINTIFF

Plaintiff, or Plaintiff's representative, being duly sworn on oath deposes and says that, to the best of my knowledge, Defendant(s):

_____ is not in the military

_____ is not on active duty in the military

_____ is not in foreign county on military service

_____ is on active military duty and/or is subject to the Service Members Civil Relief Act of 2003

_____ has waived his rights under the Service members Civil Relief Act of 2003

_____ Military status is unknown at this time.

Plaintiff / Representative

Subscribed and sworn to before me on this the _____ day of _____, 20____

Notary Public or Clerk of the Court

Department of Defense Service Members Civil Relief Act Website

<https://www.dmdc.osd.mil/appj/scra/>

Penalty for making or using false affidavit-a person who makes or uses an affidavit knowing it 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) JPC _____ - _____ **-51**

STYLED _____

v.

(e.g., John Smith vs. 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 pleadings 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:
<p>Name _____</p> <p>Address _____ Apt/Suite _____</p> <p>City _____ State _____ Zip _____</p> <p>Email _____</p> <p>Telephone _____</p> <p>Fax _____</p> <p>State Bar No. _____</p> <p>Signature _____</p>	<p>Plaintiff(s):</p> <p>_____</p> <p>_____</p> <p>Defendant(s):</p> <p>_____</p> <p>_____</p> <p>_____</p> <p style="text-align: center;">[Attach additional page as necessary to list ALL parties]</p>
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 \$20,000, 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 an eviction case if the amount of rent due and unpaid is not more than \$20,000, 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 \$20,000, 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 \$20,000, excluding statutory interest and court costs but including attorney fees, if any.</p>