

CASE NO. JPC- \_\_\_\_\_ -11

I hereby acknowledge the court date and understand if the Plaintiff fails to appear, the case may be Dismissed for Want of Prosecution

PLAINTIFF \_\_\_\_\_  
(Landlord/Property Name)X \_\_\_\_\_  
(Please Initial and Sign)

vs.

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

Rental Subsidy (if any) \$ \_\_\_\_\_  
Tenant's Portion \$ \_\_\_\_\_Other: Does this include all tenant(s)? ☐ Yes ☐ No

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

Defendant ☐ has or ☐ has not been late/delinquent in paying rent before the month in which notice was given

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 / EXPIRATION OF TENANCY AT WILL OR BY SUFFERANCE:** 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\_\_\_\_ **OR** Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession given on \_\_\_\_\_, 20\_\_\_\_.

5. ☐ **SQUATTER.** Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on \_\_\_\_\_. Plaintiff ☐ has or ☐ has not attached a Motion for Summary Disposition under Rule 510.10.

6. **PRE-SUIT NOTICE:** Plaintiff has given defendant(s) a written ☐ notice to vacate ☐ notice to pay or vacate (according to Property Code § 24.005(f-3) or (f-4)) and demand for possession. Such notice was delivered on the \_\_\_\_\_ day of \_\_\_\_\_ and delivered ☐ in person to the tenant(s). ☐ in person to an occupant at least sixteen years of age. ☐ by mail. ☐ by delivering the notice to the inside in an obvious place. ☐ other \_\_\_\_\_

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.**\*TRCP Rule 500.5(b): If the last day to file an appeal falls on a day the court is closed before 5:00 p.m., the time to appeal is extended to the court's next business day.**☐ 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 \_\_\_\_\_

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

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

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

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

\*LAST 4 NUMBERS OF DRIVER LICENSE: \_\_\_\_\_

\*LAST 4 NUMBERS OF SOCIAL SECURITY: \_\_\_\_\_

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

Phone &amp; Fax No. of Plaintiff (Landlord/Property Owner) or agent \_\_\_\_\_

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

CLERK OF THE JUSTICE COURT OR NOTARY

**\*\*\*PLAINTIFF MUST NAME AS DEFENDANT(S) ALL TENANTS OBLIGATED UNDER THE LEASE WHOM PLAINTIFF SEEKS TO EVICT\*\*\*****\*PLAINTIFF: PLEASE REVIEW THIS PETITION TO ENSURE THAT THE REQUIRED INFORMATION IS PROVIDED TO AVOID A POSSIBLE DISMISSAL\***