

Case No. **JE** _____ **K**

Court Date: _____ **@10:00AM**

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

X _____

_____	§	IN THE JUSTICE COURT
Plaintiff/Landlord		
vs.	§	PRECINCT 1, PLACE 2
_____	§	DALLAS COUNTY, TEXAS
Defendant/Tenant		

PETITION for EVICTION

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

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Dallas County and which is **described as:**

GATE CODE _____ Phone: (_____) _____

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary for an additional fee of \$80.00

Any work or **other known addresses** for the Defendant(s) known to Plaintiff are as follows:

Phone: (_____) _____

Plaintiff and Defendant(s) have established a **landlord tenant** relationship by: *(check one)* a written lease or agreement, an oral agreement, occupancy after foreclosure sale, occupancy after contract for deed default, *(other)* _____

Grounds for eviction are: *(check)* non-payment of rent, holding over, non-rent default by *(describe default)* _____

Written **notice to vacate** for the grounds stated above was delivered to Defendant(s) at the above described premises on the _____ day of _____, 20____, *(check)* in person to the tenant(s). in person to an occupant at least sixteen years of age. by mail. by affixing to the **inside** of the main entry door.

(other) _____

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the **notice to vacate** thereby committing a **forcible detainer**.

Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$ _____ rent due through today, plus accruing rent at the **daily rate** of \$ _____ per day until the date of judgment, plus reasonable attorney fees in the amount of \$ _____, plus all costs of court, plus post-judgment interest at the highest legal rate.

Monthly Rent _____	X _____
Tenant _____	Plaintiff/Representative/Attorney
Govt. Subsidy _____	Address _____ City, State, ZIP Code _____
	Phone (____) _____ Fax (____) _____

Defendant/Tenant Information:

DL# _____
D.O.B. _____ / _____ / _____
SEX _____
RACE _____
LAST 4 OF SS# _____

SWORN to and SUBSCRIBED before me this _____ day of _____, 20____,

(Notary or Clerk of Court)

JUSTICE COURT CIVIL CASE INFORMATION SHEET (6/08/16)

CASE NUMBER (FOR CLERK USE ONLY): JE _____ K

VS

PLAINTIFF

DEFENDANT

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 pleading 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:										
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; border: none;">Name: _____</td> <td style="width: 50%; border: none;">Telephone: _____</td> </tr> <tr> <td style="border: none;">Address: _____</td> <td style="border: none;">Fax: _____</td> </tr> <tr> <td style="border: none;">City/State/Zip: _____</td> <td style="border: none;">State Bar No: _____</td> </tr> <tr> <td colspan="2" style="border: none;">Email: _____</td> </tr> <tr> <td colspan="2" style="border: none;">Signature: _____</td> </tr> </table>	Name: _____	Telephone: _____	Address: _____	Fax: _____	City/State/Zip: _____	State Bar No: _____	Email: _____		Signature: _____		Plaintiff(s): _____ _____ Defendant(s): _____ _____ _____ _____ [Attach additional page as necessary to list all parties]
Name: _____	Telephone: _____										
Address: _____	Fax: _____										
City/State/Zip: _____	State Bar No: _____										
Email: _____											
Signature: _____											
3. Indicate case type, or identify the most important issue in the case (select only 1):											
<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.	<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 \$10,000, excluding statutory interest and court costs but including attorney fees, if any.										
<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.	<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.										

Dallas County Government Center
Justice of the Peace, Precinct 1, Place 2
Judge Valencia Nash
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 Dallas, Texas 75146
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 Email: JP12court@dallascounty.org