

Justice Court Civil Case Information Sheet (9/1/13)

Cause Number (for Clerk use ONLY) _____ - _____ K

STYLED _____

v.

(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 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 \$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 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.</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>

Case No. JY _____ - _____ K

Plaintiff(s)/Tenant(s)

§

In the Justice Court

v.

§

Precinct 1, Place 2

Defendant(s)/Landlord

§

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, apartment number, city, state, & zip code.)

Information Regarding Residential Rental Property: **premises**, which is located in Justice of the Peace Precinct 1 of Dallas County and which is described as:

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

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
The name, business address and phone number of the **landlord's management company**:

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

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

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

Email: _____