

CASE NO. \_\_\_\_\_

_____	§	IN THE JUSTICE COURT
PLAINTIFF (TENANT)	§	
	§	
v.	§	PRECINCT 1 PLACE 2
	§	
_____	§	
DEFENDANT (LANDLORD)	§	DALLAS COUNTY, TEXAS

**PETITION: REPAIR AND REMEDY CASE**

**COMPLAINT:** Plaintiff files this petition against the above-named Defendant pursuant to Rule 509 of the Texas Rules of Civil Procedure and Section 92.0563 of the Texas Property Code because there is a condition in Plaintiff’s residential rental property that would materially affect the health or safety of an ordinary Plaintiff.

**Residential Rental Property Address:**

_____	_____	_____	_____	_____	(____)
Street Address	Unit No. (If any)	City	State	Zip Code	Phone No.

**Defendant’s (Landlord) Contact Information:**

_____	_____	_____	_____	_____	(____)
Street Address	Unit No. (If any)	City	State	Zip Code	Phone No.

**On-Premises Manager’s Contact Information (if different from Defendant’s contact information):**

_____	_____	_____	_____	_____	(____)
Street Address	Unit No. (If any)	City	State	Zip Code	Phone No.

**Name of On-Premises Manager:** \_\_\_\_\_.

**PROPERTY CONDITION:** The property condition materially affecting the physical health or safety of an ordinary Plaintiff that Plaintiff seeks to have repaired or remedied is: \_\_\_\_\_

**LEASE AND NOTICE:** Plaintiff will check the box next to each statement that is true:

- The lease is oral.
- The lease is in writing.
- The lease requires the notice to repair and remedy a condition to be in writing.
- Plaintiff gave written notice to repair or remedy the condition on \_\_\_\_/\_\_\_\_/\_\_\_\_.
- The written notice to repair or remedy the condition was sent by certified mail, return, receipt requested, or registered mail on \_\_\_\_/\_\_\_\_/\_\_\_\_.
- Plaintiff gave oral notice to repair or remedy the condition on \_\_\_\_/\_\_\_\_/\_\_\_\_. Name of person(s) to whom notice was given: \_\_\_\_\_.

**RENT:** At the time Plaintiff gave notice to repair or remedy the condition, Plaintiff's rent was:

- Current (no rent owed);
- Not current but Plaintiff offered to pay the rent and Defendant did not accept it; or
- Not current and Plaintiff did not offer to pay the rent owed.

Plaintiff's rent is \$\_\_\_\_\_ per month. Is the Plaintiff's rent government subsidized?  Yes or  No  
\$\_\_\_\_\_ paid by the government amount  
\$\_\_\_\_\_ paid by Plaintiff.

**RELIEF REQUESTED:** Plaintiff requests the following relief (check all that apply):

- Court order to repair or remedy the condition
- Court order reducing Plaintiff's rent in the amount of \$ \_\_\_\_\_ to begin on \_\_\_\_\_
- Actual damages in the amount of \$ \_\_\_\_\_
- A civil penalty of one month's rent plus \$500
- Attorney's fees; and  court costs. Plaintiff states that the total relief requested does not exceed \$10,000, excluding interest and court costs but including attorney's fees.
- I hereby request a jury trial. The fee is \$22 and must be paid at least 14 days before trial.
- I hereby consent for the answer and any other motions or pleadings to be sent to my email address as follows: \_\_\_\_\_

\_\_\_\_\_  
Plaintiff's Printed Name

\_\_\_\_\_  
Signature of Plaintiff or Plaintiff's Attorney

\_\_\_\_\_  
Address of Plaintiff or Plaintiff's Attorney

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

(\_\_\_\_)\_\_\_\_\_  
Phone No. of Plaintiff or Plaintiff's Attorney

(\_\_\_\_)\_\_\_\_\_  
Fax No. of Plaintiff or Plaintiff's Attorney