

Case No. \_\_\_\_\_

Court Date: \_\_\_\_\_ @ \_\_\_\_\_

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

X \_\_\_\_\_

\_\_\_\_\_  
PLAINTIFF/ LANDLORD

v.

\_\_\_\_\_  
DEFENDANT/ TENANT #1

\_\_\_\_\_  
DEFENDANT/ TENANT #2  
(If applicable)

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§

IN THE JUSTICE COURT

PRECINCT 1, PLACE 2

DALLAS COUNTY, TEXAS

### PETITION for EVICTION

**(For all addresses, you MUST include Street Address, Unit 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:** (PLEASE PRINT)

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:

\_\_\_\_\_  
Defendant/Tenant #1

\_\_\_\_\_  
Defendant/Tenant #2

\_\_\_\_\_  
Street Address Unit No. (if any)

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

**Gate Code:** \_\_\_\_\_ **Phone:** (\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_  
Street Address Unit No. (if any)

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

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. Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
- Non-rent default by (describe by default) \_\_\_\_\_

Case No. \_\_\_\_\_

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

Tenant Responsibility: \$ \_\_\_\_\_

Govt. Subsidy: \$ \_\_\_\_\_

X \_\_\_\_\_  
Signature of Plaintiff/Representative/Attorney

\_\_\_\_\_  
Address of Plaintiff/Representative/Attorney

**Defendant/Tenant Information (if known):**

DL # LAST 4 DIGITS \_\_\_\_\_

D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

SEX \_\_\_\_\_

RACE \_\_\_\_\_

LAST 4 OF SS# \_\_\_\_\_

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

(\_\_\_\_) \_\_\_\_\_  
Phone No. of Plaintiff/Representative/Attorney

**SWORN TO AND SUBSCRIBED** before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
**CLERK OF THE JUSTICE COURT OR NOTARY**

# JUSTICE COURT CIVIL CASE INFORMATION SHEET

CASE NUMBER (FOR CLERK USE ONLY): \_\_\_\_\_

PLAINTIFF / LANDLORD

v.

DEFENDANT / TENANT

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:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

SIGNATURE \_\_\_\_\_

(\_\_\_\_) \_\_\_\_\_  
TELEPHONE:

(\_\_\_\_) \_\_\_\_\_  
FAX

ATTY. STATE BAR NO. \_\_\_\_\_

## 2. Names of parties in case:

PLAINTIFF/LANDLORD #1 \_\_\_\_\_

PLAINTIFF/LANDLORD #2 (if applicable) \_\_\_\_\_

DEFENDANT/TENANT #1 \_\_\_\_\_

DEFENDANT/TENANT #2 (if applicable) \_\_\_\_\_

(Attach additional page as necessary to all parties)

## 3. Indicate case type or identify the most important issue in the case (select only 1):

**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.

**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.

**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.

**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.

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Judge Valencia Nash  
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Dallas, Texas 75232  
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Email: JP12court@dallascounty.org