

PETITION for EVICTION

Case No. JE _____ - _____ A

Effective 11/10/2021

Plaintiff(s)/Landlord(s) (Actual Landlord/Property Name)

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§
§

In the Justice Court

Precinct 3, Place 1

County of Dallas

State of Texas

Monthly Rent
\$
IF Government Subsidy
Subsidy Amount
\$
Tenant's Portion
\$

v.

List all Defendant(s)/Tenant(s) for which eviction is sought

COMPLAINT: Plaintiff (Landlord), being duly sworn on oath, hereby files this written complaint against the above named Defendant(s) for eviction from Plaintiff's premises (including storerooms and parking areas), which is located in Justice of the Peace Precinct 3 of Dallas County. Address of the property is:

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

SERVICE OF CITATION(S): Plaintiff requests service of citations by personal service at the premises address described above or by alternate service, if necessary. Other Addresses where the Defendant(s) may be served are:

Location Name and Street Address Unit No. (if any) City State Zip

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

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: \$

HOLDOVER AS GROUNDS FOR EVICTION: 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.

OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: Lease Violations (if other than non-payment of rent - list lease violations)

NOTICE TO VACATE: Plaintiff has given defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the day of, 20 and delivered 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. Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate on the day of, 20, thereby committing a forcible detainer.

ATTORNEY FEES: Plaintiff will be or will NOT be seeking applicable attorney's fees. Attorney's name and contact information is: Attorney Name Street Address Unit No. (if any) City State Zip Phone Number Fax Number Email Address

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 notice as required by the Texas Justice Court Rules are served to the Defendant(s) with the Citation for Eviction.

REQUEST FOR JUDGMENT: Plaintiff prays that Defendant(s) be served with citation and the Plaintiff have judgment against Defendant(s) for: possession of premises, including removal of Defendant(s) and Defendant(s) possessions from the premises, applicable unpaid rent, attorney's fees, court costs, and post-judgment interest on the above sums at the highest legal rate.

X

Printed Name of Petitioner

Signature Landlord, Landlord's authorized Agent, or Landlord's Attorney (If Attorney) Bar Card Number

I give my consent for any filings, pleadings or notices to be sent to my email address which is:

Address

SWORN to and SUBSCRIBED before me this

City State Zip

day of, 20.

Phone Number Fax

Notary Public or Clerk of the Court

SEAL