

Cause No. _____

Plaintiff/Landlord _____
vs.

Defendant(s) _____

§ **In the Justice Court**
§ **Precinct 3, Place 1**
§ **Dallas County, Texas**
§
§ Rental Subsidy (if any): \$ _____
§ Tenant's Portion: \$ _____
§ **TOTAL MONTHLY RENT \$ _____**

Petition for Eviction

COMPLAINT: Plaintiff, being duly sworn on oath, hereby sues the above-named Defendant(s) for eviction from Plaintiff's premises (including storerooms and parking areas) located in the above precinct:

Street Address _____ Unit Number (if any) _____ City _____ State _____ Zip _____

DEFENDANTS INFORMATION (if known):

Date of Birth _____ Last three digits of DL/ID _____ Last 3 digits of SSN _____

GROUND FOR EVICTION: Plaintiff alleges the following grounds for eviction:

Unpaid rent. Defendant(s) failed to pay rent for the following period: _____
The amount of rent claimed as of the date of filing is: \$ _____.
Defendant has or has not been late/delinquent in paying rent before the month in which notice was given. Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

Other lease violations. Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: _____

Holdover/Expiration of Tenancy at Will or by Sufferance. Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term which was on _____, 20____ **OR**
Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession given on _____, 20____.

Squatter. Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on _____, 20____.
Plaintiff has or has not attached a Motion for Summary Disposition under Rule 510.10.

PRE-SUIT NOTICE: Plaintiff has given Defendant(s) a notice to vacate notice to pay or vacate (*according to Property Code § 24.005(f-3) or (f-4)*) and demand for possession. Such notice was delivered on _____, 20____ by this method: _____

ATTORNEY'S FEES: Plaintiff will be seeking applicable attorney's fees.

SERVICE OF CITATION: Citation is requested on Defendant(s) by personal service at the premises address described above or by alternative service, if necessary. Other addresses where the Defendant may be served are:

Plaintiff knows of no other home or work addresses of Defendant(s) in this county.

RELIEF: Plaintiff requests that Defendant(s) be served with citation and that Plaintiff be awarded judgment against Defendant(s) for possession of the premises including removal of Defendant(s) and their possession from the premises, applicable unpaid rent, attorney's fees, court costs, and post-judgment at the highest legal rate.

I hereby request a jury trial. The fee is \$22.00 and must be paid at least three days before trial.

I hereby consent to service by email. My email address is _____.

Plaintiff/Landlord Signature (if no attorney)

Attorney Signature (if any)

Plaintiff/Landlord Name

Attorney Name & SBN

Plaintiff/Landlord Address

Attorney Address

Plaintiff/Landlord City, State Zip

Attorney City, State Zip

Sworn and subscribed before me, the undersigned authority, on _____.

[SEAL]

Notary Public in and for the State of Texas

OR

Declaration

My name is _____, my date of birth is _____/_____/,
First Middle Last Month Day Year

and my address is _____.
Street City State Zip

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.

Signature of Declarant