
 PLAINTIFF/TENANT

v.

 DEFENDANT/LANDLORD

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IN THE JUSTICE COURT

PRECINCT 3, PLACE 1

DALLAS COUNTY, TEXAS

PETITION: REPAIR AND REMEDY

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.

Information Regarding Residential Rental Property:

<i>Address</i>	<i>Unit No. (if any)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
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SERVICE OF CITATION: Plaintiff requests service of the citation on the Defendant, and if required, alternative service pursuant to Rule 509.4 of the Texas Rules of Civil Procedure. Plaintiff will check the box next to each statement that is true:

Plaintiff received in writing Defendant’s name and business address.

<i>Name</i>	<i>Phone Number</i>	<i>Email Address</i>		

<i>Address</i>	<i>Unit No. (if any)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

Plaintiff received in writing the name and business address of Defendant’s management company.

<i>Name</i>	<i>Phone Number</i>	<i>Email Address</i>		

<i>Address</i>	<i>Unit No. (if any)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

The name and contact information for Defendant’s on-premises manager is:

<i>Name</i>	<i>Phone Number</i>	<i>Email Address</i>		

<i>Address</i>	<i>Unit No. (if any)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

The name and contact information for Defendant’s rent collector serving the rental property is:

<i>Name</i>	<i>Phone Number</i>	<i>Email Address</i>		

<i>Address</i>	<i>Unit No. (if any)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

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: (check all that apply)

- 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: _____

Place where 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
- not current and Plaintiff did not offer to pay the rent owed

Plaintiff's rent is due on the ____ day of the month week (other) _____

Plaintiff's rent is \$_____ per month week (other) _____

Plaintiff's rent is not subsidized by the government subsidized by the government as follows, if known: \$_____ paid by the government, and \$_____ paid by Plaintiff.

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

- a court order to repair or remedy the condition
- a 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

Plaintiff further requests pre-judgment interest, plus reasonable attorney fees, plus all costs of court, plus post-judgment interest at the highest legal rate as applicable.

Plaintiff states that the total relief requested does not exceed \$10,000.00, excluding interest and court costs but including attorney's fees.

Plaintiff's Signature *Date* *Email*

Address *Unit No. (if any)* *City* *State* *Zip* *Phone*