

FOR COURT USE ONLY:

CAUSE NO. JPC-_____

COURT DATE: _____

IN THE JUSTICE COURT

PRECINCT 3, PLACE 2

DALLAS COUNTY, TEXAS

SWORN PETITION FOR EVICTION

PLAINTIFF _____
(Landlord/Property Name)

Rental Subsidy (if any) \$ _____

VS.

Tenant's Portion \$ _____

DEFENDANT(S): _____

TOTAL MONTHLY RENT \$ _____

(Must name all tenants obligated under the lease residing at the premises Plaintiff seeks to evict)

COMPLAINT: Plaintiff (Landlord) hereby sues the following Defendant(s) named above for eviction of Plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

Street Address

Unit No. (If any)

City

State

Zip

SERVICE OF CITATION: Service is requested on Defendant(s) by personal service at home or work or by alternative service as allowed by the Texas Rules of Civil Procedure. Other addresses where the Defendant(s) may be served are:

GROUND FOR EVICTION: Plaintiff alleges the following grounds for eviction

- ☐ **UNPAID RENT:** Defendant(s) failed to pay rent for the following time period(s):

_____. **TOTAL DELINQUENT RENT AS OF 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 through the date of the Judgment.

- ☐ **OTHER LEASE VIOLATIONS:** List Lease Violations (other than non-paid rent)

- ☐ **HOLDOVER:** 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_____

• ☐ **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 _____, Plaintiff
☐ has or ☐ has not attached a ***Motion for Summary Disposition under TRCP 510.10.***

• ☐ **EXPIRATION OF TENANCY AT WILL OR BY SUFFERANCE:** 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____.

PRE-SUIT NOTICE (Please check one)

☐ **NOTICE TO VACATE**

☐ **NOTICE TO PAY RENT OR VACATE**

Plaintiff has given Defendant(s) a written notice to vacate or notice to pay rent or vacate and demand for possession in accordance with *Section 24.005 of the Texas Property Code*. Such notice was delivered on the _____ day of _____, 20____ and delivered by this method (*check at least one*):

☐ Hand delivered to any person 16 or older residing in the dwelling;

☐ Delivery to the inside of the premises in a conspicuous place;

☐ Electronically if the parties have agreed in writing;

☐ Sent by regular mail or registered mail;

☐ Other: _____.

SUIT FOR RENT: Plaintiff ☐ does or ☐ does not include a suit for unpaid rent.

ATTORNEY'S FEES: Plaintiff ☐ will be or ☐ will NOT be seeking applicable attorney's fees.

Attorney's name: _____

Attorney's address: _____

Attorney's phone & fax numbers: _____

Attorney's email: _____

☐ **IMMEDIATE BOND FOR POSSESSION:** If Plaintiff has filed a bond for immediate possession, plaintiff requests (1) the court set the amount of the bond; (2) the court approve the bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

SERVICE MEMBERS' CIVIL RELIEF ACT. (*Check one*) As a result of investigation or personal knowledge, it is my belief that the above-named defendant

☐ is not in the military service on active duty, and is not a dependent of a service member on active duty;

☐ is in the military service on active duty; or

☐ I have been unable to determine whether or not the defendant is in the military service on active duty.

RELIEF: Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fees if applicable, court costs, and interest on the above sums at the rate stated in the lease, or if not so stated, at the statutory rate for judgments.

☐ I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.

☐ I give my consent to receive documents related to this case by email at this address:

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

Address of Plaintiff or Agent

DEFENDANT(S) INFORMATION (if known):

DATE OF BIRTH: _____

City State Zip

DEFENDANT'S PHONE NO.: _____

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

Phone & Fax No. of Plaintiff (Landlord/Property Owner)
or agent

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

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 Country

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

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

Signature of Declarant