

FOR COURT USE ONLY:

CAUSE NO. _____

Court Date: _____ at _____ AM

IN THE JUSTICE COURT

PRECINCT 5, 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 complains of the 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

1. ☐ **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: \$_____.** The Plaintiff reserves the right to orally amend the amount at trial to include rent due through the date of the Judgment.

2. ☐ **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** List Lease Violations (other than non-paid rent)

3. ☐ **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_____.

4. **NOTICE TO VACATE:** Plaintiff has given Defendant(s) a written notice to 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 one of the defendants (tenants) named above;
- ☐ Hand delivered to any person 16 or older residing in the dwelling;
- ☐ Sent by certified mail, return receipt requested;

- ☐ Posted on the inside of the dwelling's main entry door (not the screen door) that has a keyless bolting device or keyless deadbolt on it;
- ☐ Sent by regular mail or registered mail;
- ☐ Other: _____.

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

Attorney's name/BAR Number: _____

Attorney's address: _____

Attorney's phone: _____

6. ☐ 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 notices as required by the Texas Rules of Civil Procedure are given to Defendant(s).

7. 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.

REQUEST FOR JUDGMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' possessions from the premises, unpaid rent IF set forth above, attorney's fees, court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the statutory rate for judgment.

SIGN IN FRONT OF CLERK (ONLY) UNLESS NOTARIZED

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.: _____

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

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

Sworn to and subscribed before me this _____ day of _____, 20____.

CLERK OF THE JUSTICE COURT OR NOTARY PUBLIC FOR THE STATE OF TEXAS