

Court Date: \_\_\_\_\_ @ \_\_\_\_\_ AM

PETITION: EVICTION CASE

I hereby acknowledge the court date and understand if the Plaintiff fails to appear, the case may be **Dismissed for Want of Prosecution.**

CASE NO. JPC - \_\_\_\_\_ -52

X \_\_\_\_\_  
(Please sign to acknowledge)

\_\_\_\_\_  
PLAINTIFF (LANDLORD/PROPERTY NAME)

**With suit for Unpaid Rent**

v.

Rental Subsidy (if any) \$ \_\_\_\_\_

Tenant's Portion \$ \_\_\_\_\_

Total Monthly Rent \$ \_\_\_\_\_

\_\_\_\_\_  
DEFENDANT(S)  **Only** named Tenant

OR Fair Market Value \$ \_\_\_\_\_  
(if no established rent)

PETITION: EVICTION CASE

**COMPLAINT:** Plaintiff hereby sues the following Defendant(s):

\_\_\_\_\_

for eviction from Plaintiff's premises (including storerooms and parking areas) located in the above precinct. The address of the **DEFENDANT(s)** property is:

\_\_\_\_\_  
Street Address                      Unit No. (if any)                      Phone #                      City                      State                      Zip

**GROUND(S) FOR EVICTION:** Plaintiff alleges the following grounds for eviction:

- Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s): \_\_\_\_\_ . 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.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or periodic tenancy, which ended 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.
- 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:** 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:

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**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 and BAR number:

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**IMMEDIATE POSSESSION BOND:** If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (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). **Bond is \$1,000.00 and is attached.**

**SERVICE OF CITATION:** Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Home or work addresses other than the premises where Defendant(s) may be served are:

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

**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.

**MUST BE SIGNED IN FRONT OF CLERK (ONLY)**  
**UNLESS NOTARIZED**

Signature of Plaintiff

Signature of Agent or Attorney

Printed Name:

Address:

City/State/Zip:

Telephone:

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**CLERK OF THE JUSTICE COURT OR NOTARY PUBLIC FOR THE STATE OF TEXAS**

\_\_\_\_\_  
PLAINTIFF

§ JUSTICE OF THE PEACE COURT  
§

VS.

§ PRECINCT 5, PLACE 2

§

§ DALLAS COUNTY, TEXAS

§

\_\_\_\_\_  
DEFENDANT

**SERVICE MEMBER AFFIDAVIT BY PLAINTIFF**

Plaintiff, or Plaintiff's representative, being duly sworn on oath deposes and says that, to the best of my knowledge, Defendant:

\_\_\_\_\_ is not in the military

\_\_\_\_\_ is not on active duty in the military

\_\_\_\_\_ is not in foreign county on military service

\_\_\_\_\_ is on active military duty and/or is subject to the Service Members Civil Relief Act of 2003

\_\_\_\_\_ has waived his rights under the Service Members Civil Relief Act of 2003

\_\_\_\_\_ Military status is unknown at this time.

\_\_\_\_\_  
Plaintiff / Representative

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public or Clerk of the Court

**Department of Defense Service Members Civil Relief Act Website**

<https://www.dmdc.osd.mil/appj/scra/>

Penalty for making or using false affidavit-a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.