

PETITION FOR RELIEF UNDER SECTION 92.0563 OF THE TEXAS PROPERTY CODE

CASE NO. (Court use only) _____

IN THE JUSTICE COURT

Tenant

VS.

PRECINCT 1

WILSON COUNTY, TEXAS

Landlord

1. **COMPLAINT:** Tenant files this petition against the above-named Landlord pursuant to Section 92.0563 of the Texas Property Code because there is a condition on Tenant’s residential rental property that would materially affect the health or safety of an ordinary tenant.

Street Address Unit # (if any) City State Zip

Landlord’s Contract Information (to the extent known):

Business Street Address Unit # (if any) City State Zip

2. **SERVICE OF CITATION:** Check each statement that is true.

- Tenant received in writing Landlord’s name and business street address
- Tenant received in writing the name and business street address of Landlord’s management company.
- The name of Landlord’s management company is _____. To Tenant’s knowledge, this is the management company’s contact information:

Business Street Address Unit # (if any) City State Zip

- The name of Landlord’s on-premises manager is _____. To Tenant’s knowledge, this is the on-premises manager’s contact information:

Business Street Address Unit # (if any) City State Zip

- The name of Landlord’s rent collector serving the residential rental property is _____. To Tenant’s knowledge, this is the rent collector’s contact information:

Business Street Address Unit # (if any) City State Zip

3. **LEASE AND NOTICE:** Check each statement that is true.

- The lease is oral. The lease is in writing. The lease requires the notice to repair or remedy a condition to be in writing.
- Tenant 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 _____.

Tenant gave oral notice to repair or remedy the condition on _____. Name of the person(s) to whom notice was given: _____. Place where notice was given: _____.

4. **RENT:** At the time Tenant gave notice to repair or remedy the condition, Tenant's rent was: current (no rent owed), not current but rent is due on the _____ day of the month week _____ (specify any other rent-payment period). Tenant's rent (check one): is not subsidized by the government is subsidized by the government as follows, if known: \$_____ paid by government, and \$_____ paid by Tenant.

5. **PROPERTY CONDITION:** Describe the property condition materially affecting the physical health or safety of an ordinary tenant that Tenant seeks to have repaired or remedied: _____

6. **RELEIF REQUESTED:** Tenant requests the following relief: a court order to repair or remedy the condition a court order reducing Tenant'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. attorney's fees, and court costs. Tenant states that the total relief requested does not exceed \$10,000.00 excluding interest and court cost but including attorney's fees.

Date: _____ Contact Phone # _____

Tenant Signature: _____

Street Address _____ Unit # (if any) _____

City _____ State _____ Zip _____

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

Notary Public for the State of Texas