

PETITION: EVICTION CASE

CASE NO. (Court use only) _____ **With suit for Rent** COURT DATE: _____ Time: _____

In the Justice Court, Precinct 1, Wilson County, Texas

PLAINTIFF _____

(Landlord/Property Name)

Rental Subsidy (if any) \$ _____

VS.

Tenant's Portion \$ _____

DEFENDANT(S): _____

TOTAL MONTHLY RENT \$ _____

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

2. **UNPAID RENT AS GROUNDS FOR EVICTION:** Defendant(s) failed to pay rent for the following time period(s): (List Dates & Amounts) _____

_____. **TOTAL DELINQUENT RENT AS OF DATE OF FILING IS: \$** _____

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.

3. **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations) _____

4. **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____.

5. **NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the _____ day of _____ and delivered by this method: _____

_____ (see attached notice)

6. **ATTORNEY'S FEES:** Plaintiff will be or will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____

7. **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 Justice Court Rules are given to Defendant(s).

8. **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 judgments under Civil Statutes Article 5069-1.05.

DEFENDANT(S) INFORMATION (if known):

Date of Birth: _____

*LAST 3 NUMBERS OF DRIVER LICENSE: _____ STATE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT(S) PHONE NUMBER: _____

DEFENDANT(S) MAILING ADDRESS: _____

9. I give my consent for the answer and any motions or pleadings to be sent to my email address which is:
(Only if both parties agree) _____.

Petitioner's Printed Name

Signature of Plaintiff or Attorney

Address of Plaintiff or Attorney

City State Zip

Plaintiff Phone and Fax Numbers or Attorney

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

Notary Public for the State of Texas