

PETITION: EVICTION CASE

CAUSE NO.(court use only) _____

COURT DATE: _____

In the Justice Court, Precinct Two, Walker County, Texas

PLAINTIFF(S) _____

Rental Subsidy(if any) \$ _____

Tenant's Portion \$ _____

VS.

TOTAL MONTHLY RENT \$ _____

DEFENDANT(S) _____

COMPLAINT: Plaintiff hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) locate in the above precinct. The address of the property is:

Street Address	Unit No. (if any)	City	State	Zip
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☐ **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 Justice Court Rules of court. Other Addresses where the defendant(s) may be served are: _____

GROUND FORS 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: \$ _____. 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 renewal of extension period, which was _____ 20_____.

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 _____, 20__ by this method: _____

ATTORNEY'S FEES: Plaintiff ☐ will be or ☐ will not be seeking applicable attorney's fees. The attorney's name, address, phone and fax numbers are: _____

☐ **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).

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, 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 hereby consent for the answer and any other motions or pleadings to be sent to my email address as follows: _____

☐ I have reviewed the information about the Texas Eviction Diversion Program available at www.txcourts.gov/eviction-diversion/.

Plaintiff's Printed Name _____

Signature of Plaintiff or Agent or Attorney _____

Defendant's Information (if known):

Date of birth: _____

Address of Plaintiff or Agent or Attorney _____

Last three digits of Driver License: _____

Phone & Fax No. of Plaintiff/Agent/Attorney _____

Last three digits of Soc. Sec. No.: _____

Phone No.: _____

SWORN TO AND SUBSCRIBED on _____, 20_____

CLERK OF THE JUSTICE COURT OR NOTARY