

PETITION: EVICTION CASE

CAUSE NO. _____

PLAINTIFF

VS

DEFENDANT(S):

IN JUSTICE COURT

PRECINCT ONE

WALKER COUNTY, TEXAS

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 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: _____
2. ☐ **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: \$** _____ **SUBSITY \$** _____ **TENANT PORTION \$** _____ Plaintiff reserves the right to orally amend the amount at trial.
3. ☐ **RECOVER COURT COST IN THE AMOUNT OF \$** _____
4. ☐ **OTHER GROUNDS FOR EVICTION /LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent- list lease violations) _____
5. ☐ **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 person, which was the _____ day of _____, 20_____.
6. **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 of possession. Such notice was delivered on the _____ day of _____ and delivered by this method: _____
7. **ATTORNEY'S FEES:** Plaintiff ☐ will be or ☐ will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____
8. ☐ **BOND FOR POSSESSION:** If plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of the 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).

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 Statues Article 5069-1.05.

☐ **I give my consent for the answer and any other motions or pleadings to be sent to my email address which is:**

_____.

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT(S) INFORMATION: (if known)

DATE OF BIRTH: _____

*LAST 3 NUMBERS IF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

Address of Plaintiff (Landlord/Property Owner) or Agent

City

State

Zip

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.

CLERK OF THE JUSTICE COURT OR NOTARY