

COMPLAINT FOR EVICTION
IN THE JUSTICE COURT, PRECINCT 3, TARRANT COUNTY, TEXAS

CASE NO. _____

COURT DATE: _____

Suit for: ☐ Unpaid Rent

☐ Possession Only

PLAINTIFF: _____

(Landlord/Owner Name)

Monthly Rent \$ _____

Tenant's Portion \$ _____

Subsidy (if any) \$ _____

OR if no established rent, _____

Fair Market Value \$ _____

VS.

DEFENDANT(S): _____

☐ **AND ALL OCCUPANTS**

1. **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

2. **SERVICE OF CITATION:** Service is requested on defendants by personal service at the premises or by alternative service as allowed by the Texas Justice Court Rules of Court. Other address(es) for service of papers (if known) are:

3. ☐ **UNPAID RENT AS GROUNDS FOR EVICTION:** Total delinquent rent as of date of filing is: \$ _____

Defendant(s) failed to pay rent for the following time period(s): _____

Has Defendant been previously late on rent in current lease agreement? ☐ Yes ☐ No

If no, was Defendant given a Notice to Pay Rent or Vacate (Pay or Quit)? ☐ Yes ☐ No

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

6. **NOTICE TO VACATE:** (Chapter 24.005 of Texas Property Code) Written notice was given to defendant(S) on the _____ day of _____, 20____ by the following method:

☐ Mail (first class, registered, certified, delivery service)

☐ Delivery to inside of premises, in a conspicuous place

☐ Hand delivery to any tenant 16 years or older

☐ Electronic communication (must be agreed to in writing)

☐ Other method _____

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

8. ☐ **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).

9. **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 the Texas Finance Code Chapter 304

☐ **I hereby give my consent for all correspondence to be sent to my email address which is:**

DEFENDANT(S) INFORMATION (if known):

DATE OF BIRTH: _____

*LAST 3 NUMBERS OF 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

Signature of Plaintiff (Landlord/Property Owner) or Agent

See declaration page on back

Unsworn Declaration Pursuant to Civil Practice and Remedies Code 132.001

My name is _____,
(First) (Middle) (Last)

My date of birth is _____, and my address is

_____, _____, _____, _____,
(Street) (City) (State) (Zip Code)

and _____. I declare under penalty of perjury that the foregoing is true and
(Country)

and correct. Executed in _____ County, State of Texas,

on the _____ day of _____,
(Month) (Year)

Declarant