

EVICTON PETITION
IN THE JUSTICE COURT, PRECINCT 6, TARRANT COUNTY, TEXAS

CASE NO. _____
Suit for: ☐ Unpaid Rent ☐ Possession Only

COURT DATE: _____
Bond for Possession Attached: ☐ Yes ☐ No

PLAINTIFF: _____
(Landlord/Owner Name)

VS.
DEFENDANT(S): _____

Monthly Rent \$ _____
Subsidy (if any) \$ _____
Tenant's Portion \$ _____
OR Fair Market Value \$ _____
(if no established rent)

☐ **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
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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: \$ _____

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.

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. ☐ **SQUATTER:** Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on _____ day of _____, Plaintiff ☐ has or ☐ has not attached a Motion for Summary Disposition.
6. **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations)

7. ☐ **NOTICE TO VACATE** or ☐ **NOTICE TO PAY RENT OR VACATE:** Written notice was given to defendant(s) on the _____ day of _____ by the following method:

- | | |
|--|--|
| <input type="checkbox"/> Mail (first class, registered, certified, delivery service) | <input type="checkbox"/> Delivery to inside of premises, in a conspicuous place |
| <input type="checkbox"/> Hand delivery to any tenant 16 years or older | <input type="checkbox"/> Electronic communication (must be agreed to in writing) |
| <input type="checkbox"/> Oral (Squatter cases only) | <input type="checkbox"/> Other method _____ |

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

9. ☐ **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).

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 (if applicable under law), 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:**

Printed Name (Plaintiff/Landlord/Property Owner/Agent)

Signature (Plaintiff/Landlord/Property Owner/Agent)

DEFENDANT(S) INFORMATION (if known):

Address of Plaintiff (Landlord/Property Owner/Agent)

DATE OF BIRTH: _____

City State Zip

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

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

DEFENDANT'S PHONE NUMBER: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____.

CLERK OF JUSTICE COURT / NOTARY PUBLIC STATE OF TEXAS