

PETITION: EVICTION CASE

CAUSE NO. _____

PLAINTIFF _____ (LANDLORD/PROPERTY NAME)	§ § § § § § §	IN THE JUSTICE COURT, PRECINCT ____ EL PASO COUNTY, TEXAS Court Date: _____ Rental Subsidy (if any) _____ Tenants Portion _____ Total Monthly Rent _____
v. DEFENDANT(S) _____ _____		

COMPLAINT: Plaintiff hereby sues the following Defendant(s) named above for eviction of Plaintiff's premises (including storerooms and parking areas) located in the above precinct. The address of the property is:

Street Address	Unit No. (if any)	City	State	Zip
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DECLARATION:

- I certify that I have received a Declaration that the tenant is a covered person.

- I certify that I have not received a Declaration that the tenant is a covered person (or that the grounds are for something other than nonpayment) and acknowledge that, under federal law, if I proceed with an eviction for nonpayment of rent of a "covered person" despite receiving a declaration, I can be punished, as an individual, up to \$100,000 fine, or 1 year in jail, or both if the violation does not result in a death; or up to \$250,000 fine, or 1 year in jail, or both, if the violation does result in a death; or, as an organization, punished up to \$200,000 fine per event if the violation does not result in a death; or up to \$500,000 fine per event if the violation does result in a death.

GROUND 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 grounds for Evictions/Lease Violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows:

- Holdover as grounds for Eviction:** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 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 the _____ day of _____, 20_____ by this method: _____

SUIT FOR RENT: Plaintiff does or does not include a suit for unpaid rent.

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: _____

BOND FOR POSSESSION: 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).

SERVICE OF CITATION: Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Other home or work addresses where Defendant(s) may be served are: _____

Plaintiff knows of no other home or work addresses of Defendant(s) in this county.

REQUEST FOR JUDGMENT: 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: _____.

Plaintiff's Printed Name

Signature of Plaintiff or Agent or Attorney

Defendant's Information (if known):

Date of birth: _____

Last three digits of Driver License: _____

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

Phone No.: _____

Address of Plaintiff or Agent or Attorney

City State Zip

Phone & Fax No. of Plaintiff
or Agent or Attorney

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 20____

CLERK OF THE JUSTICE COURT OR NOTARY