

PETITION for EVICTION

Case No. _____

Plaintiff(s)/Landlord(s) (Actual Landlord/Property Name)

v.

List all Defendant(s)/Tenant(s) for which eviction is sought

§ **In the Justice Court**
§ **Precinct 8**
§ **County of Jefferson**
§ **State of Texas**

Monthly Rent
\$ _____
<i>IF</i> Government Subsidy
Subsidy Amount
\$ _____
Tenant's Portion
\$ _____

COMPLAINT: Plaintiff (Landlord), being duly sworn on oath, hereby files this written complaint against the above named Defendant(s) for eviction from Plaintiff's **premises** (including storerooms and parking areas), which is located in Justice of the Peace Precinct 8 of Jefferson County. **Address of the property is:**

Street Address	Unit No. (if any)	City	State	Zip
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SERVICE OF CITATION(S): Plaintiff requests service of citations by personal service at the premises address described above or by alternate service, if necessary. Other Addresses where the Defendant(s) may be served are:

Location Name and Street Address	Unit No. (if any)	City	State	Zip
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Plaintiff and Defendant(s) have established a **landlord tenant** relationship by: *(check one)* a written lease or agreement, an oral agreement, occupancy after foreclosure sale, occupancy after contract for deed default, *(other)* _____

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:** \$ _____

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____.

OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: Lease Violations (if other than non-payment of rent – list lease violations) _____

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____ and delivered in person to the tenant(s). in person to an occupant at least sixteen years of age. by mail. by affixing to the **inside** of the main entry door. Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the **notice to vacate** on the _____ day of _____, 20____, thereby committing a **forcible detainer**.

ATTORNEY FEES: Plaintiff **will be** or **will NOT be** seeking applicable attorney's fees. Attorney's name and contact information is:

Attorney Name	Street Address	Unit No. (if any)	City	State	Zip	Phone Number	Fax Number	Email Address
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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 notice as required by the Texas Justice Court Rules are served to the Defendant(s) with the Citation for Eviction.

Printed Name of Petitioner

I give my consent for any filings, pleadings or notices to be sent to my **email address** which is: _____

X _____
Signature Landlord, Landlord's authorized Agent, or Landlord's Attorney
(If Attorney) Bar Card Number _____

Address

City **State** **Zip**

Phone Number **Fax Number**

SWORN to and **SUBSCRIBED** before me this

_____ day of _____, 20____.

Notary Public or Clerk of the Court