

PETITION: EVICTION CASE

CASE NO. (court use only) _____

With suit for Rent

COURT DATE: _____

In the Justice Court, Precinct One (county-wide)
Irion County, Texas

PLAINTIFF _____
(Landlord/Property Name)

VS.
DEFENDANT(S): _____

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
<p>1. SERVICE OF CITATION: Service is requested on defendants 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:</p> <p>_____</p>				
<p>2. <input type="checkbox"/> 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: \$ _____ <i>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.</i></p>				
<p>3. <input type="checkbox"/> OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: Lease Violations (if other than non-paid rent – list lease violations) _____</p>				
<p>4. <input type="checkbox"/> 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____.</p>				
<p>5. 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 _____ and delivered by this method: _____ _____</p>				
<p>6. ATTORNEY'S FEES: Plaintiff <input type="checkbox"/> will be or <input type="checkbox"/> will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____</p>				
<p>7. <input type="checkbox"/> 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).</p>				
<p>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 Statutes Article 5069-1.05.</p>				
<p><input type="checkbox"/> I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: _____.</p>				
<p>_____ Petitioner's Printed Name</p>		<p>_____ Signature of Plaintiff (Landlord/Property Owner) or Agent</p>		
		<p>_____ Address of Plaintiff (Landlord/Property Owner) or Agent</p>		
		<p>_____ Phone & Fax No. of Plaintiff (Landlord/Property Owner) or agent</p>		

DEFENDANT(S) INFORMATION (if known):

DATE OF BIRTH: _____

LAST 3 NUMBERS OF DRIVER LICENSE: _____

LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

Sworn to and subscribed before me this _____ day of _____, 20_____.

Donna Smith, Justice of the Peace