

PETITION FOR RELIEF UNDER SECTION 95.0563 OF THE TEXAS PROPERTY CODE:

Justice Court, P.O. Box 191, Kemp, Tx 75143, (903) 498-8759 fax:903-498-2012 Email: jp4@kaufmancounty.net

Case No. _____
Tenant: _____
Vs. _____
Landlord: _____

IN THE JUSTICE COURT
PRECINCT 4, PLACE 1

KAUFMAN COUNTY, TEXAS

Complaint: Tenant files this petition against the above-named Landlord pursuant to Section 92.0563 of the Texas Property Code because there is a condition in Tenant's residential rental property that would materially affect the health or safety of an ordinary tenant. Information Regarding Residential Rental Property:

Street Address Unit No. (if any) City County State Zip Phone Number

Landlord's Contact Information (to the extent known):

Business Street Unit No. (if any) City County State Zip Phone Number

SERVICE OF CITATION: Check the box next to each statement that is true:

Tenant received in writing Landlord's name and business street address.

Tenant received in writing the name and business street address of Landlord's management company.

The name of Landlord's management company is _____. To Tenant's knowledge, this is the management company's contact information:

Business Address Unit No. (if any) City County State Zip Phone Number

The name of the Landlord's on-premise manager is _____. To Tenant's knowledge, this is the on-premise manager's contact information

Business Address Unit No. (if any) City County State Zip Phone Number

The name of the Landlord's rent collector serving the residential rental property is _____. To Tenant's knowledge this is the rent collector's contact information;

Business Address Unit No. (if any) City County State Zip Phone Number

LEASE AND NOTICE: Check the box next to each statement that is true.

The lease is oral The lease is in writing The lease requires the notice to repair to remedy a condition to be in writing

Tenant gave written notice to repair or remedy the condition on _____. The written notice to repair or remedy the condition was sent by certified mail, return receipt requested, or registered mail on _____.

Tenant gave oral notice to repair or remedy the condition on _____

Name of person(s) to whom notice was given: _____

Place where notice was given: _____

RENT ; At the time Tenant gave notice to repair or remedy the condition, Tenant's rent was current (no rent owed). Not current but Tenant offered to pay the rent owed and Landlord did not accept it, or not current and Tenant did not offer to pay the rent owed. Tenant's rent is due on the _____ day of the month week _____ (specify any other rent-payment period). The rent is \$_____ per month week _____ (specify any other rent-payment period). Tenant's rent (check one) is not subsidized by the government is subsidized by the government as follows, if known \$_____ paid by the government, and \$_____ paid by Tenant.

PROPERTY CONDITION: Described the property condition materially affecting the physical health or safety of an ordinary tenant that Tenant seeks to have repaired or remedied: _____

RELIEF REQUESTED: Tenant requests the following relief: a court order to repair or remedy the condition, a court order reducing Tenant's rent (in the amount of \$_____ to begin on _____). Actually damages in the amount of \$_____, a civil penalty on one month's rent plus \$500 attorney's fees and court costs. Tenant states that the total relief requested does not exceed \$10,000, excluding interest and court costs but including attorney's fees.

Tenant Signature _____ Date _____

Street Address Unit No. (if any) Phone

City State Zip