

PETITION: EVICTION CASE

Cause No. _____

Plaintiff(s)/Landlord(s)
v.

Defendant(s)/Tenant(s)

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§

In the Justice Court
Precinct 2
County of Kaufman
State of Texas

Monthly Rent
\$ _____
IF Government Subsidy Subsidy Amount
\$ _____
Tenant's Portion
\$ _____

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

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

SERVICE OF CITATION(S): 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 the Defendant's usual place of residence or by alternate service, if requested. If applicable, other home or work address in this county where the Defendant(s) may be served is:

Location Name and Street Address Unit No. (if any) City State Zip

PLAINTIFF ALLEGES THE FOLLOWING GROUNDS FOR EVICTION:

- UNPAID RENT. Defendant(s) failed to pay rent for the following period(s): _____. The amount of rent claimed as of the date of filing is: \$ _____. Defendant has or has not been late/delinquent in paying rent before the month in which notice was given.
- HOLDOVER. Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or periodic tenancy.
- EXPIRATION OF TENANCY AT WILL OR BY SUFFERANCE. Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession.
- SQUATTER. Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession. Plaintiff has or has not attached a Motion for Summary Disposition under Rule 510.10.
- OTHER LEASE VIOLATIONS. Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: _____.

PRE-SUIT NOTICE: Plaintiff has given Defendant(s) a notice to vacate notice to pay or vacate (according to Property Code § 24.005(f-3) or (f-4)) and demand for possession. Such notice was delivered on _____, 20____ by the following method(s): _____.

ATTORNEY FEES: Plaintiff will be or will not be seeking applicable attorney's fees.

IMMEDIATE POSSESSION BOND: 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 are given to Defendant(s).

RELIEF: 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 if applicable, 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.

Printed Name of Plaintiff _____

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

SWORN to and SUBSCRIBED before me this _____ day of _____, 20_____.

X
Signature Plaintiff, Authorized Agent, or Attorney
(If Attorney) Bar Card Number _____

Address _____

City State Zip

Phone Number Fax Number

Notary Public or Clerk of the Justice Court _____