

CAUSE NO.

IN THE JUSTICE COURT, PRECINCT _____, TRAVIS COUNTY, TEXAS

PLAINTIFF'S ORIGINAL / AMENDED PETITION FOR EVICTION

TO THE HONORABLE JUDGE OF THE COURT:

PLAINTIFF is

Plaintiff's Agent / Attorney is:

Contact information for plaintiff's attorney/agent or plaintiff is:

Address _____ City _____ Zip _____

Phone # _____ E-mail address: _____

Plaintiff will be / will NOT be seeking applicable attorney's fees.

Plaintiff hereby sues the following Defendant(s) for eviction from Plaintiff's premises (including storerooms and parking areas) located within Justice Court Precinct _____ of Travis County.

DEFENDANT(S):

(If the eviction is based on a written residential lease, the plaintiff must name as defendants all tenants obligated under the lease residing at the premises whom plaintiff seeks to evict.)

The address of the property is:

#:

Apt

Ste

Unit

City

State

Zip

Other:

Not applicable

For gate code and/or access to the premises, contact (agent/representative):

Name:

Phone #:

The defendant (s) may also be found at the home or work addresses listed below:

Home / Work

Home / Work

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

Defendant (s) Phone #:

Defendant (s) E-mail address:

Defendant(s) rented this property on or about _____ and still holds the property.

The lease is: Written (copy on file with Court) Oral

Plaintiff claims the Defendant(s) should be evicted from the premises described above for:

Unpaid rent.

Holdover. 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_____.

Other lease violations. Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows:

Squatter. Defendant (s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on _____, 20_____.

Expiration of Tenancy at Will. 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 given on _____, 20_____.

Plaintiff has given Defendant(s) a written pre-suit notice and demand for possession (*according to Property Code § 24.005*). Notice was delivered on the date and in the manner described below:

A COPY OF THE NOTICE IS ATTACHED TO THIS PETITION

NOTICE TO VACATE given on _____, by _____

Certified Mail Regular Mail
Delivery in Person Other – Explain

NOTICE TO PAY RENT OR VACATE given on _____, by _____

Certified Mail Regular Mail
Delivery in Person Other – Explain

The tenant was NOT late or delinquent in paying rent before the month in which notice was given.
The tenant WAS late or delinquent in paying rent before the month in which notice was given, as described:

THE COURT IS ASKED TO EVICT THE DEFENDANT(S) AND ORDER DEFENDANT(S) TO:

Pay rent owed. The total amount of rent due and unpaid at the time of filing is \$ _____

The tenant is behind on rent for the month/partial months of: _____

The monthly rent is \$ _____ per month and is due on the _____ of each month.

A portion of the Tenant’s rent is payable by a government agency:

The amount paid by the Tenant is \$ _____

The amount paid by a Government Agency is \$ _____

Pay court costs

Pay reasonable attorney’s fees in the amount of \$ _____

A SWORN MOTION FOR SUMMARY DISPOSITION UNDER RULE 510.10 IS ATTACHED TO THIS PETITION.

Plaintiff’s Signature

Authorized Attorney/Agent Signature

Said Plaintiff (or his agent or attorney), being duly sworn by me, the undersigned authority, upon oath says that the facts as stated in the above instrument are, within the knowledge of said affiant, true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME, this ____ day of _____, 20__ to certify which; witness my hand and seal of office.

Notary Public in and for the State of Texas

Civil Court Clerk, JP _____