

Case No. _____

Tenant)
VS.)

Landlord)

**IN THE JUSTICE COURT
PRECINCT TWO
DENTON COUNTY, TEXAS**

PETITION FOR RELIEF UNDER SECTION 92.0563 OF THE TEXAS PROPERTY CODE

1. 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 Property:

Street Address **Unit No. (If any)** **City** **County** **State** **Zip**
Landlord's Contact Information (to the extent known):

Business Street Address **Unit No. (If any)** **City** **County** **State** **Zip** **Phone Number**

2. 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 the Landlord's management company is _____. To Tenant's knowledge, this is on the management company's contact information:

Business Street 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 on the on-premise managers contact information:

Business Street 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 on the rent collector's contact information

Business Street Address **Unit No. (If any)** **City** **County** **State** **Zip** **Phone Number**

3. 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 or 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: _____

4. 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 the Tenant.

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

6. RELIEF REQUESTED: Tenant requests the following relief: a court order to repair or remedy the condition, a court order reducing the Tenant's rent (in the amount of \$ _____ to begin on _____), actual damages in the amount of \$ _____, a civil penalty of 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 Number

City **State** **Zip**