

PETITION FOR EVICTION CASE

Case No.: _____

Plaintiff(s): _____

Agent or Attorney: _____

Address: _____

Phone: (____) _____ Fax: (____) _____

VS.

Defendant(s): _____

Home Address: _____

Home Phone: (____) _____

Court Date _____ @ 9:00am

I hereby acknowledge the court date and understand if the Plaintiff fails to appear the case may be Dismissed for Want of Prosecution.

X _____ (initial)

IN THE JUSTICE COURT

PRECINCT THREE

DENTON COUNTY, TEXAS

Defendant(s) information (if known):

Date of Birth: _____

DL (last 3 numbers) _____

Social Security (Last 3 numbers) _____

TO THE HONORABLE JUDGE OF THE COURT:

1. This suit is brought to regain possession of the premises located at _____, a property located within the boundaries of Justice of the Peace, Pct. 3, Denton County, Texas.

2. **Service of Citation:** Other addresses where the defendant(s) may be served in Denton County are: _____

3. The owner/landlord claims they should regain possession of the premises due to (check one):
 Non-payment of rent or **Lease violations** (other than non-payment), as follows: _____
 Holdover at end of term

4. The tenant rented this property on or about: _____ and still maintains possession of the property. The lease is (check one): **written** **oral**

5. The above-named defendant:
 is not in the military service on active duty, and is not a dependent of a service member on active duty.
 is in the military service on active duty.
 I have been unable to determine whether or not the defendant is in the military service on active duty.

6. The rent is \$ _____ per month and is due the ____ day of each month. Rent paid by government is \$ _____

7. **Notice to Vacate:** Written notice to vacate and demand for possession was given on _____ in according to Chapter 24.005 of the Texas Property Code by the following manner: **Certified Mail** **Regular Mail**
 Delivery in person **Attach to inside of main entry door** **Attached to outside of door and mailed**

THE COURT IS ASKED TO EVICT THE TENANT AND ORDER TENANT TO:

- Pay rent owed in the amount of \$ _____.
- Pay court costs.
- Pay reasonable attorney's fees of \$ _____. Attorney's name, address, phone and fax: _____

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 consent for the answer and any other motions or pleadings to be sent to my email address: _____

Plaintiff

Plaintiff's Agent or Attorney

Said Plaintiff (or 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.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20_____.

Clerk of the Court or Notary Public

