

Cause No. \_\_\_\_\_

Tenant: \_\_\_\_\_  
Vs.  
Landlord: \_\_\_\_\_

In the Justice Court  
Precinct 1, 3 & 4  
Titus 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 Rental 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 Landlord's management company is \_\_\_\_\_. To Tenant's knowledge, this is the management company's contact information:

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

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

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

- The name of Landlord's rent collector serving the residential rental property is \_\_\_\_\_. To Tenant's knowledge this is 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 lease requires the 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 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 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

Phone Number

City

State

Zip

## JUSTICE COURT CIVIL CASE INFORMATION SHEET (4/13)

**CAUSE NUMBER (FOR CLERK USE ONLY):** \_\_\_\_\_

**STYLED** \_\_\_\_\_  
 (e.g., John Smith v. All American Insurance Co; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery request, response, or supplementation, and it is not admissible at trial.

1. Contact information for person completing case information sheet:		2. Names of parties in case:
Name: _____	Telephone: _____	Plaintiff(s): _____ _____
Address: _____	Fax: _____	Defendant(s): _____ _____ _____
City/State/Zip: _____	State Bar No: _____	[Attach additional page as necessary to list all parties]
Email: _____	Signature: _____	
3. Indicate case type, or identify the most important issue in the case ( <i>select only 1</i> ):		
<input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.	<input type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.	
<input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.	<input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.	

This affidavit is required in all civil filing in this Court.

You may take this affidavit to any legally qualified notary public or bring it to my office and we will have you swear to the affidavit before the Judge. Failure to submit this affidavit will invalidate your claim.

**CASE NO.** \_\_\_\_\_

**AFFIDAVIT**

PLAINTIFF BEING DULY SWORN ON HIS OATH DEPOSES AND SAYS UNDER PENALTY OF PERJURY THAT DEFENDANT(S):

\_\_\_\_\_ IS NOT IN THE MILITARY

\_\_\_\_\_ IS NOT ON ACTIVE DUTY IN THE MILITARY AND/OR

\_\_\_\_\_ IS NOT IN A FOREIGN COUNTRY ON MILITARY SERVICE

\_\_\_\_\_ IS ON ACTIVE MILITARY DUTY AND/OR IS SUBJECT TO THE SERVICE MEMBERS CIVIL RELIEF ACT OF 2003

\_\_\_\_\_ MILITARY STATUS IS UNKNOWN AT THIS TIME

\_\_\_\_\_  
PLAINTIFF

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR STATE OF TEXAS  
CLERK OF THE JUSTICE COURT  
(STRIKE ONE)

Penalty for making or using false affidavit - A person who makes or uses an affidavit knowing to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.

**FOR OFFICER SAFETY PLEASE ANSWER THE FOLLOWING QUESTIONS**

Do You Know Or Suspect The Defendant Of Having

\_\_\_ Warrants for Their Arrest

Explain \_\_\_\_\_

\_\_\_ Any Mental Health Problems

Explain \_\_\_\_\_

\_\_\_ Violent Behavior Or Threats Towards You Or Others

Explain \_\_\_\_\_

\_\_\_ Any Weapons – Handguns, Rifles, Shotguns

Explain \_\_\_\_\_

\_\_\_ Active Or Former Military / Law Enforcement

Explain \_\_\_\_\_

\_\_\_ Threats Of Violence Towards Law Enforcement Or Government

Explain \_\_\_\_\_

\_\_\_ Drug Or Alcohol Abuse

Explain \_\_\_\_\_

\_\_\_ Suspected Drug Activity

Explain \_\_\_\_\_

\_\_\_ Other Suspicious Activities

Explain \_\_\_\_\_

Signature \_\_\_\_\_

# CHRIS DURANT

CONSTABLE PCT. 1  
TITUS COUNTY  
100 S. MADISON SUITE 100  
MT. PLEASANT, TEXAS 75455  
(903)577-6762 OR (903)577-6760  
FAX (903)572-0971

To Plaintiff filing suit,

Keep in mind that I may not know the person who you have brought suit against. You can help me, or if your suit is going out of County, some other Officer, get the Defendant served quicker by providing as much information on the defendant as possible such as, directions and description of the residence, place of employment, hours they may work, type of vehicle they may drive, age, date of birth, physical description, phone numbers, relatives, places they may frequent. All this information is not necessary but any of it will be helpful. Please attach any additional information to the paper work when you return it. This additional information may help to get your citation served quicker.

Respectfully,

Chris Durant  
Constable Pct. 1  
Titus County