

Cause No. _____

Tenant: _____

In The Justice Court

Vs.

Precinct One

Landlord: _____

Leon 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	Telephone Number

2. SERVICE OF CITATION: Check the box above 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	Telephone Number
<input type="checkbox"/> The name of the 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	Telephone Number
<input type="checkbox"/> The name of the 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	Telephone 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, 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 and 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 fee, 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

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:										
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Name: _____</td> <td style="width: 50%; border: none;">Telephone: _____</td> </tr> <tr> <td style="border: none;">Address: _____</td> <td style="border: none;">Fax: _____</td> </tr> <tr> <td style="border: none;">City/State/Zip: _____</td> <td style="border: none;">State Bar No: _____</td> </tr> <tr> <td colspan="2" style="border: none;">Email: _____</td> </tr> <tr> <td colspan="2" style="border: none;">Signature: _____</td> </tr> </table>	Name: _____	Telephone: _____	Address: _____	Fax: _____	City/State/Zip: _____	State Bar No: _____	Email: _____		Signature: _____		Plaintiff(s): _____ _____ Defendant(s): _____ _____ _____ [Attach additional page as necessary to list all parties]
Name: _____	Telephone: _____										
Address: _____	Fax: _____										
City/State/Zip: _____	State Bar No: _____										
Email: _____											
Signature: _____											
3. Indicate case type, or identify the most important issue in the case (<i>select only 1</i>):											
<input type="checkbox"/> Debt Claim: 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"/> Eviction: 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"/> Repair and Remedy: 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"/> Small Claims: 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.										

SERVICEMEMBER'S CIVIL RELIEF ACT

DOCKET NO. _____

CASE NO. _____

**AFFIDAVIT
50 USC Sec. 520**

Plaintiff being duly sworn on oath deposes* and says that defendant(s) is (are)

(CHECK ONE)

- not in the military
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Act of 2003
- military status is unknown at this time

PLAINTIFF

(Select the applicable title under the signature for the jurat below)

Subscribed and sworn to before me no this the _____ day of _____, 20____ .

NOTARY / CLERK

SEAL

- Notary Public in and for the State of Texas
- Clerk of the Justice Court

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

Small Claims, Debt Claims, Repair and Remedy, & Eviction Cases

The Leon County Justice of the Peace and the Clerk (s) of the Leon County Courts are not allowed to give legal advice. You are urged to review applicable laws and to consult an attorney of your choice for further information or answers to specific legal questions.

The filing fees for Small Claims, Debt Claims, Repair and Remedy, & Eviction Petition are \$41.00 *payable with a cashier's check or money order* plus the service fee. Leon County civil service fee is an additional \$100.00 on each individual being served. Other Counties charge different fees and it is up to you prior to filing a Petition to find the County, precinct, and amount of service fee payable to the service entity if the Defendant is to be served in another County. Texas Rules for Justice Court Cases and their amendments apply to these Courts. Our Leon County Local Rules and the Texas Rules for Justice Court Cases can be found at: www.co.leon.tx.us