

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

Tenant: \_\_\_\_\_

V.

Landlord: \_\_\_\_\_

In the Justice Court

Precinct \_\_\_\_\_ Place \_\_\_\_\_

\_\_\_\_\_ 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. <b>SERVICE OF CITATION:</b> Check the box next to <u>each</u> 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
<input type="checkbox"/> The name of Landlord’s on-premises manager is _____. To Tenant’s knowledge, this is the on-premises manager’s contact information:						

Business Street Address	Unit No. (if any)	City	County	State	Zip	Phone Number
<input type="checkbox"/> 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. <b>LEASE AND NOTICE:</b> Check the box next to <u>each</u> 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 \_\_\_\_\_.
- 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 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 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:
<p>Name: _____ Telephone: _____</p> <p>Address: _____ Fax: _____</p> <p>City/State/Zip: _____ State Bar No: _____</p> <p>Email: _____</p> <p>Signature: _____</p>	<p>Plaintiff(s): _____</p> <p>_____</p> <p>Defendant(s): _____</p> <p>_____</p> <p>_____</p> <p>[Attach additional page as necessary to list all parties]</p>	
3. Indicate case type, or identify the most important issue in the case ( <i>select only 1</i> ):		
<p><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.</p>	<p><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.</p>	
<p><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.</p>	<p><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.</p>	