

PETITION: EVICTION CASE

Cause Number: _____

Plaintiff(s): _____	§	JUSTICE COURT
VS	§	PRECINCT 1 PLACE 1
Defendant(s): _____	§	HAYS COUNTY, TEXAS

COMPLAINT: Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of Plaintiff's premises (including storerooms / parking areas) located in **Hays County, Justice of the Peace, Precinct 1, Place 1:**

Street Address Apartment # City, State, Zip Phone#

SERVICE OF CITATION: Service is requested on defendant(s) by personal service at home or work or by alternative service under Rule 510.8. Other addresses where the defendant(s) may be served are:

GROUND FOR EVICTION

UNPAID RENT: Defendant(s) failed to pay rent for the following time period(s): _____.

TOTAL DELINQUENT RENT AS OF DATE OF FILING IS: \$ _____

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.

Defendant(s) **HAS** or **HAS NOT** been late/delinquent paying rent before the month which notice was given

The rent is \$ _____ per month. (Paid by tenant _____ Paid by Government Agency _____)

HOLDOVER: Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal or extension period, which was on _____.

OTHER GROUNDS for eviction: _____

SQUATTER: Defendant(s) never had a right to possess the property and are unlawfully occupying the _____ premises after demand to surrender possession given on _____. Plaintiff has or has not attached a Motion for Summary Disposition under Rule 510.10.

EXPIRATION OF TENANCY AT WILL OR BY SUFFERANCE: Defendant(s) had no lease agreement and has failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession given on _____.

PRE-SUIT NOTICE: Plaintiff has given Defendant(s) a notice to vacate notice to pay or vacate (according to Property Code § 24.005(f-3) or (f-4)) and demand for possession.

Such notice was delivered on _____ by the following method:

- Mail (first class, registered, certified, delivery service)
- Delivery to the inside of the premises, in a conspicuous place
- Hand delivery to any tenant of the premises who is 16 years of age or older
- Electronic communication, including e-mail or other electronic means (if parties have agreed in writing)

This property **IS** or **IS NOT** a 'covered dwelling as defined by Section 4024(a)(1) of the CARES Act

ATTORNEY'S FEES: Plaintiff will be or will not be seeking applicable attorney's fees. The attorney's name, address, phone and fax numbers are:

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RELIEF: Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fees if applicable, court costs, and interest on the above sums at the rate stated in the lease, or if not so stated, at the statutory rate for judgments.

I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.

By checking this box, I give my consent for any motions, pleadings, or correspondence to be sent to me at this email address: _____.

Signature of Plaintiff

Printed Name: _____

Address: _____

Email: _____

Telephone: _____

Fax: _____

Signature of Agent or Attorney, if any

Printed Name: _____

Address: _____

Email: _____

Telephone: _____

Fax: _____

State Bar No.: _____

SWORN TO AND SUBSCRIBED before me on _____, 20_____.

CLERK OF THE JUSTICE COURT OR NOTARY