

CAUSE NUMBER: _____

(Tenant Name), PLAINTIFF

VS.

(Landlord Name), DEFENDANT

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IN THE JUSTICE COURT

PRECINCT 4, PLACE 1

DALLAS 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 Number City, State, Zip County

Landlord's Contact Information (to the extent known):

Street Address & Unit Number City, State, Zip County Phone

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:

Landlord's Management Company Contact Information (to the extent known):

Street Address & Unit Number City, State, Zip County Phone

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

Onsite Management Company Contact Information (to the extent known):

Street Address & Unit Number City, State, Zip County Phone

- 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:

Rent Collector Contact Information (to the extent known):

Street Address & Unit Number City, State, Zip County Phone

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.

FIRST NOTICE - Tenant delivered a (check one) written or oral notice to repair or remedy the condition on (date of notice) _____ to (name of party to whom notice was given) _____ at (place where notice was given) _____. The written notice to repair was sent by certified mail, return receipt requested, or registered mail on (date of mailing) _____.

SECOND NOTICE - Tenant delivered a (check one) written or oral notice to repair or remedy the condition on (date of notice) _____ to (name of party to whom notice was given) _____ at (place where notice was given) _____. The written notice to repair was sent by certified mail, return receipt requested, or registered mail on (date of mailing) _____.
(if additional notices were given attach information regarding the notices as reflected above)

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 \$ _____ (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 the 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 \$500.00, attorney's fees, and court costs.

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 Number

City, State, Zip

Phone

Email: _____

I consent to receive notices/filings by email