

**TO THE HONORABLE JUDGE CATHY PENN, JUSTICE OF THE PEACE IN AND FOR PRECINCT TWO:**

**Tenant**  
Name \_\_\_\_\_

CAUSE NO. \_\_\_\_\_

VS

**Landlord**  
Name \_\_\_\_\_

\*\*\*\*\*

**1. COMPLAINT:** Tenant files this petition against the above-named Landlord pursuant to Section 92.0563 of the 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):

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

**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 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                      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 written 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.
- Not current and Tenant did not offer to pay the rent owed.

Tenant's rent is due on the \_\_\_\_\_ day of the \_\_\_\_\_ month, or \_\_\_\_\_ (specify any other rent-payment period).

The rent is \$ \_\_\_\_\_ per month/week. 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 the 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 Fee's
- 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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Clerk of the Justice Court or Notary Public