

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

\_\_\_\_\_  
Tenant

Vs.  
  
\_\_\_\_\_  
\_\_\_\_\_  
Landlord



IN THE JUSTICE COURT

PRECINCT THREE, PLACE ONE

WASHINGTON COUNTY, TEXAS

\_\_\_\_\_  
Street Address & Unit Number

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

**PLAINTIFF'S ORIGINAL PETITION FOR REPAIR AND REMEDY RELIEF UNDER SECTION 92.0563 OF THE TEXAS  
PROPERTY CODE  
(Effective 08/31/2013)**

TO THE HONORABLE JUSTICE OF THE PEACE:

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.

\_\_\_\_\_  
Street Address & Unit Number

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

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

\_\_\_\_\_  
Business Street Address

& Unit Number

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

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 agent.

[ ] The name of Landlord's management company is \_\_\_\_\_. To  
Tenant's knowledge, this is the management company's contact information:

\_\_\_\_\_  
Business Street Address

& Unit Number

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

[ ] The name of Landlord's on-premise manager is \_\_\_\_\_. To  
Tenant's knowledge, this is the on-premises manager's contact information:

**PLAINTIFF'S ORIGINAL PETITION FOR REPAIR AND REMEDY RELIEF UNDER SECTION 92.0563 OF THE TEXAS PROPERTY CODE**  
**Cause #:** \_\_\_\_\_

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|                         |               |      |       |          |
|-------------------------|---------------|------|-------|----------|
| Business Street Address | & Unit Number | City | State | Zip Code |
|-------------------------|---------------|------|-------|----------|

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[ ] 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:

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|                         |               |      |       |          |
|-------------------------|---------------|------|-------|----------|
| Business Street Address | & Unit Number | City | State | Zip Code |
|-------------------------|---------------|------|-------|----------|

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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, or [ ] not current and Tenant did not offer to pay the rent owed. Tenant's rent is due on the \_\_\_\_\_ of the [ ] 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 \_\_\_\_\_),

PLAINTIFF'S ORIGINAL PETITION FOR REPAIR AND REMEDY RELIEF UNDER SECTION 92.0563 OF THE TEXAS PROPERTY CODE

Cause #:

[ ] actual damages in the amount of \$ \_\_\_\_\_, [ ] actual damages in the amount of \$ \_\_\_\_\_,  
[ ] a civil penalty of one month's rent plus \$500.00, [ ] attorney's fees, and [ ] court costs. Tenant  
states that the total relief requested does not exceed \$10,000.00, excluding interest and court costs  
but including attorney fees.

[ ] I give consent for the answer and any other motions or pleadings to be sent to my email address which is:  
(print very clearly) \_\_\_\_\_.

\_\_\_\_\_  
Petitioner's Printed Name

\_\_\_\_\_  
Signature of Plaintiff or Attorney

DEFENDANT(S) INFORMATION (if known)

DATE OF BIRTH: \_\_\_\_\_

\_\_\_\_\_  
Address of Plaintiff's Attorney, if any, or Plaintiff if none

\*LAST 3 NUMBERS OF DRIVER LICENSE: \_\_\_\_\_

\*LAST 3 NUMBERS OF SOCIAL SECURITY: \_\_\_\_\_

DEFENDANT'S PHONE NUMBER: \_\_\_\_\_

\_\_\_\_\_  
City Texas Zip

\_\_\_\_\_  
Phone & Fax No. of Plaintiff

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas or Court Clerk/Judge