



RANDALL GRISSOM JUSTICE OF THE PEACE PRECINCT THREE

EVICTION

- **EVICTION CASE:** 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 **\$20,000**, excluding statutory interest and court costs but including attorney fees, if any.

IMPORTANT NOTICE:

APPROPRIATE COURTROOM ATTIRE IS REQUIRED. All persons entering the courtroom should be dressed in clothing befitting the dignity and solemnity of the court proceedings. No shorts, tank tops, flip flops, hats, etc. Cell phones and other electronics must be turned off when in the courtroom. Food and drink is not allowed in the courtroom.

Courthouse Annex, 1112 Santa Fe Drive, Weatherford, TX 76086
(817) 598-6087 – civil **(817) 598-6112 – fax**
County website: www.parkercountytx.com/184/Precinct-Three
Court Email: jp.3@parkercountytx.com

RANDALL GRISSOM
JUSTICE OF THE PEACE, PRECINCT THREE

Courthouse Annex
1112 Santa Fe Dr.
Weatherford, TX 76086
Email: jp.3@parkercountytx.com



(817) 598-6192
(817) 598-6112 fax
(817) 598-6087 civil

READ CAREFULLY BEFORE FILLING OUT PETITION

THE FOLLOWING INFORMATION IS FURNISHED TO YOU AS A COURTESY OF THE JUSTICE OF THE PEACE OFFICE FOR FILING EVICTION SUITS. NEITHER I, NOR MY CLERKS, CAN ADVISE YOU WHAT YOU SHOULD DO AND ARE BARRED BY LAW FROM GIVING YOU LEGAL ADVICE. WE CAN ONLY ANSWER PROCEDURAL QUESTIONS.

*****PLEASE NOTE:*****

*****ANY DOCUMENTS YOU INTEND TO SUBMIT FOR THE COURT'S CONSIDERATION MUST HAVE COPIES FOR THE COURT'S FILE.*****

*****APPROPRIATE COURTROOM ATTIRE IS REQUIRED, NO SHORTS, TANK TOPS, FLIP FLOPS, ETC. ALL CELL PHONES AND PAGERS MUST BE OFF WHILE IN THE COURTROOM.*****

EVICTION SUITS MUST BE FILED IN THE J.P. PRECINCT WHERE THE PROPERTY IS LOCATED. If you are unsure, please ask the clerk. This is a suit for you to regain possession of your property or to combine a suit for rent with this suit. ***Please print clearly.***

- The plaintiff is the **owner** of the property; if you are acting as agent, the owner is the plaintiff (not you) and you should sign the petition as the agent for the landlord (plaintiff).
****IMPORTANT**** If you are an agent acting on behalf of a landlord, you must bring a **signed, notarized statement from the landlord designating you as an agent when you appear in Court. Failure to do so, may result in your case being dismissed.**
- You may choose to use only one tenant's name and all other occupants (ex:"John Smith and all other occupants"). ***However, you must name each person on the lease agreement.*** If you name more than one person, you will be required to pay a service fee for each person.
- State tenant's full address, including apartment number (if applicable) and city.
- **In order to sue for attorney's fees,** you must have given the tenant a 10-day written notice which stated that if they did not vacate by the 11th day after the date of receipt of the notice, you would be entitled to attorney's fees (if employment of counsel is necessary and verified). If you are suing for past due rent and/or attorney's fees, the total amount of both added together cannot exceed the jurisdictional limit of J.P. Court which is **\$20,000**.

In order to properly file this suit, **you must have given the defendant a written demand to vacate the premises.** The general rule for the notice period if the defendant is past due in the rent is 3 days after the defendant has **received** the notice; however, it can be a shorter/longer notice period in a written lease agreement or if you are evicting for reasons other than past due rent. Please ask the clerk for the cost to have your case filed and the citation served. This is a "Court cost" that can be included in the judgment if you win your case. We will give you the hearing date when your case is filed. Evictions may be dismissed only in open Court or by written motion. If the tenant vacates the property and you do not want to come for the hearing and obtain your written judgment, you must submit a written request for dismissal so the cases can be cleared from the Court's docket.

PETITION: EVICTION CASE

CASE NO. (court use only) _____ COURT DATE: _____

In the Justice Court, Precinct Three, Parker County, Texas

PLAINTIFF _____

(Landlord/Property Name)

Rental Subsidy (if any) \$ _____

Tenant's Portion \$ _____

VS.
DEFENDANT(S): _____

TOTAL MONTHLY RENT \$ _____

(TENANT/S)

Street Address	Unit No. (If any)	City	State	Zip
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COMPLAINT: Plaintiff hereby sues the following Defendant(s) _____ for eviction of Plaintiff's premises (including storerooms and parking areas) located in the above precinct. The address of the property is:

GROUND(S) FOR EVICTION: Plaintiff alleges the following grounds for eviction:

- Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s): _____ . The amount of rent claimed as of the 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.
 - SUIT FOR RENT:** Plaintiff does or does not include a suit for unpaid rent.
- Other lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: _____
- Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20____.

NOTICE TO VACATE: Plaintiff has given Defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the _____ day of _____, 20____ by this method: _____

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: _____

IMMEDIATE POSSESSION BOND: If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (1) the Court set the amount of the bond; (2) the Court approve the bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

SERVICE OF CITATION: Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Other home or work addresses where Defendant(s) may be served are: _____

Plaintiff knows of no other home or work addresses of Defendant(s) in this county.

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, 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 have a current application pending with Texas Rent Relief
- I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.
- I hereby consent for the answer and any other motions or pleadings to be sent to my email address as follows: _____

Plaintiff's Printed Name

Address of Plaintiff or Agent or Attorney

Signature of Plaintiff or Agent or Attorney

City State Zip

Phone & Fax No. of Plaintiff or Agent or Attorney

Defendant's Information (if known):

Date of birth: _____

Last three digits of Driver License: _____

Last three digits of Soc. Sec. No.: _____

Phone No.: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____

CLERK OF THE JUSTICE COURT OR NOTARY

<https://scra.dmdc.osd.mil>
create an account
single record request

CAUSE NO. _____

Plaintiff

§ IN THE JUSTICE COURT

VS

§ PRECINCT THREE

Defendant

§ PARKER COUNTY, TEXAS

AFFIDAVIT OF MILITARY STATUS OF DEFENDANT

Before me, the undersigned clerk of the justice court or notary public, on this day personally appeared the undersigned affiant whose identity is known to me. After I administered an oath to such affiant, he or she upon oath and under penalty of perjury stated the following:

I, _____, the undersigned, certify and declare as follows:

- 1) This affidavit is made pursuant to the Servicemembers Civil Relief Act (50 U.S.C. § 3931).
- 2) I am the plaintiff/agent/attorney in the above-styled matter.
- 3) As of the current date: (check one)
 - a. I have personal knowledge that the defendant named above is in military service.
 - b. I have personal knowledge that the defendant names above is NOT in military service.
 - c. I am unable to determine whether the defendant named above is in military service.
- 4) The following facts support the above statement (explain how you know the defendant is or is not in military service, or, if unable to make a determination, the steps you took to investigate the defendant's military status):

Signature of Plaintiff / Agent / Attorney

Subscribed and sworn to before me by _____ on this the _____
day of _____, 20____.

Court Clerk Notary Public

PENALTY FOR MAKING OR USING FALSE AFFIDAVIT: A person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18 United States Code, or imprisoned for not more than one year, or both.