

**EVICTIION LAWSUIT**  
**PLAINTIFF'S ORIGINAL PETITION**

THE STATE OF TEXAS

JUSTICE COURT

COUNTY OF ARCHER

PRECINCT ONE

CAUSE # \_\_\_\_\_

**TO THE HONORABLE JUDGE OF THE COURT:**

Plaintiff: \_\_\_\_\_

Phone # \_\_\_\_\_

vs.

Defendant(s): \_\_\_\_\_

Any other address known to you at the time of filing this petition must be listed: \_\_\_\_\_

1. This lawsuit is to evict: \_\_\_\_\_, a tenant who leases the property located at \_\_\_\_\_.  
THE PROPERTY IS WITHIN THE JUSTICE COURT PCT. ONE, ARCHER COUNTY. The OWNER/LANDLORD IS: \_\_\_\_\_.
2. The tenant rented this property on or about \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and still holds the property. The lease is (check one) ORAL\_\_\_ WRITTEN\_\_\_.
3. The rent is \$\_\_\_\_\_ per month and is due on the \_\_\_\_\_ day of each month.
4. Plaintiff entered into an agreement with the Defendant for occupancy of property. Defendant has violated the terms of the agreement by:
  - \_\_\_\_\_ A. Failing to pay rent for the period beginning \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and running through the present;
  - \_\_\_\_\_ B. Breaching the terms and conditions of the agreement by: \_\_\_\_\_
  - \_\_\_\_\_ C. In the event that neither of the above causes are checked, possession of the leased premises is sought by the Plaintiff under the cause of action that the owner wants possession. Plaintiff has given a timely notice to vacate as prerequisite to filing of this lawsuit. Despite this written demand for return of the leases premises, Defendant has failed and refused to comply with said demand and is willfully withholding possession of the leased premises at the present time.
5. Written notice to vacate and demand for possession was given \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the following: ( ) certified mail ( ) delivery in person.

6. In addition to possession of the Leased Premises, Plaintiff seeks judgment against Defendant for:

- \_\_\_\_\_ Back rent in the amount of \$\_\_\_\_\_, plus daily rent in the amount of \$\_\_\_\_\_ per day as may accrue between the date of filing this complaint and surrender of the Leased Premises
- \_\_\_\_\_ Pay Court Cost.
- \_\_\_\_\_ Pay reasonable attorney's fees.

WHEREFORE, PREMISES CONSIDERED, Plaintiff requests that Defendant be cited to answer the complaint, and upon final hearing hereof, that Defendant be adjudged Guilty of Forcible Detainer, that restitution of the Leased Premises be made to the Plaintiff and that Plaintiff recover of Defendant judgment for the amount which Plaintiff may show the Court it is entitled to recover including rent, interest, attorney's fees and costs, and for such other relief as Plaintiff may show entitlement.

\_\_\_\_\_  
PLAINTIFF/ATTORNEY

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**THIS SUIT TO EVICT INVOLVES IMMEDIATE DEADLINES. CALL THE STATE BAR OF TEXAS TOLL-FREE AT 1-877-9TEXBAR IF YOU NEED HELP LOCATING AN ATTORNEY. IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY, YOU MAY BE ELIGIBLE FOR FREE OR LOW-COST LEGAL ASSISTANCE.**

**ESTA DEMANDA DE DESALOJO CONTIENE PLAZOS INMEDIATOS.LLAME A LA BARRA DEL ESTADO DE TEXAS AL NUMERO GRATITUO AL 1-877-9TEXBAR SI NECESITA AYUDA EN LOCALIZAR UN ABOGADO. SI USTED NO PUEDE CONTRATAR O DISPONER DE SU PROPIO ABOGADO, PODRIA SER ELIGIBLE PARA ASISTENCIA LEGAL, GRATIS O A BAJO COSTO.**