

**EVICITION LAWSUIT  
PLAINTIFF'S ORIGINAL PETITION**

**JUSTICE COURT PRECINCT #\_\_\_\_  
PANOLA COUNTY, TEXAS**

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

TO THE HONORABLE JUDGE OF THE COURT:

PLAINTIFF: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_  
AGENT OR ATTORNEY: \_\_\_\_\_

VS

DEFENDANT (S): \_\_\_\_\_  
RESIDENCE ADDRESS: \_\_\_\_\_  
MAILING ADDRESS IF DIFFERENT: \_\_\_\_\_

1. This lawsuit is to evict: \_\_\_\_\_, a tenant who leases the property located at \_\_\_\_\_ to wit: \_\_\_\_\_  
\_\_\_\_\_ THE PROPERTY IS LOCATED WITHIN IN THE JUSTICE COURT PRECINCT #\_\_\_\_, PANOLA COUNTY.

The OWNER/LANDLORD is : \_\_\_\_\_.

2. The tenant rented this property on or about \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ 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 lease premises. Defendant has violated the terms of the agreement by:

\_\_\_\_\_ A. Failing to pay rent for the period beginning \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and running through the present;

\_\_\_\_\_ B. Breaching the terms and conditions of the agreement by: \_\_\_\_\_

\_\_\_\_\_ C. In the event that neither of the above 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 pre-requisite to filing of this lawsuit. Despite this written demand for return of the leased premises, Defendant has failed and refused to comply with said demand and is willfully withholding possession of leased premises at the present time.

5. Written notice to vacate and demand for possession was given on \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ in the following manner: ( ) certified mail ( ) delivered in person.

THE COURT IS ASKED TO EVICT THE TENANT AND ORDER THE TENANT TO:

( ) Pay rent owed in the amount of \$ \_\_\_\_\_, plus all rents accruing through the date of judgment

( ) Pay Court Costs

( ) Pay reasonable attorney's fees of \$ \_\_\_\_\_.

\_\_\_\_\_  
PLAINTIFF

\_\_\_\_\_  
AGENT/ATTORNEY

SAID PLAINTIFF (or his agent/attorney), BEING DULY SWORN TO ME, THE UNDERSIGNED AUTHORITY, UPON OATH SAYS THAT THE FACTS AS STATED IN THE ABOVE INSTRUMENT ARE WITHIN THE KNOWLEDGE OF SAID AFFIANT, TRUE AND CORRECT.

SWORN AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public/Clerk of Court