

**JUSTICE COURT'S SWORN COMPLAINT FOR FORCIBLE DETAINER FOR THREAT TO PERSON OR FOR CAUSE**

In the Justice Court, Precinct \_\_\_\_\_ Tarrant County, Texas

**ALL Sections are required to be filled out if applicable.**

CASE NO. \_\_\_\_\_ EX PARTE VIDEO HEARING DATE: \_\_\_\_\_ at \_\_\_\_\_ AM/PM

TO THE HONORABLE JUDGE OF THE COURT:

**PLAINTIFF(S)** \_\_\_\_\_

**E-MAIL (REQUIRED)** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**AGENT**  **ATTORNEY** \_\_\_\_\_

**E-MAIL (REQUIRED)** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**DEFENDANT(S)** \_\_\_\_\_

**E-MAIL (REQUIRED)** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**OTHER ADDRESS WHER DEFENDANT MAY BE FOUND** \_\_\_\_\_

1. This is a lawsuit to evict \_\_\_\_\_ a tenant who leases the property located at \_\_\_\_\_.

This property is within **Justice Court Precinct** \_\_\_\_\_ **[INSERT PRECINCT NUMBER]** of Tarrant County.

The Owner/Landlord is \_\_\_\_\_.

2. The Defendant(s) rented this property on or about \_\_\_\_\_ and still holds the property. The lease is:

**Written (copy on file with Court)**  **Oral**

The Plaintiff claims the Defendant(s) should be evicted because:

**[REQUIRED]** The actions of the tenant, or tenant's household members or guests, pose an imminent threat of (i) physical harm to the plaintiff, the plaintiff's employees, or tenant, or (ii) criminal activity that poses an imminent threat of physical harm to the personal safety of the plaintiff, the plaintiff's employees, or other tenants: (state the nature in specificity as to the imminent threat or criminal activity and reason why the Defendant should be evicted)

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**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.

**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\_\_\_\_.

3. Written notice to vacate and demand for possession was given on (date) \_\_\_\_\_ in the following manner **and a copy is attached**

- Certified Mail
- Regular Mail
- Delivery in Person
- Other – Explain \_\_\_\_\_

4. The rent is \$\_\_\_\_\_ per month and is due on the \_\_\_\_\_ of each month. **(Amount paid by Tenant \$\_\_\_\_\_ Amount paid by Government Agency \$\_\_\_\_\_)**

5. **ATTORNEY'S FEES:** Plaintiff  will be or  will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: \_\_\_\_\_

**THE COURT IS ASKED TO EVICT THE DEFENDANT(S) AND ORDER DEFENDANT(S) 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

**Alleging a false imminent threat or criminal activity in this filing as a pretext to circumvent the Court's delay in hearing eviction cases until after May 8, 2020 will subject the filer to sanctions - awarding the Defendant all costs for inconvenience, harassment, out-of-pocket expenses incurred or caused by the subject of litigation, and attorney's fees; and/or ordering the filer to pay a penalty into the Court. In addition, the Court can find the Plaintiff in contempt of court after a show cause hearing with such punishment being a fine and/or days in jail. DO NOT FILE THIS COMPLAINT IF IT IS PRETEXTUAL OR FALSE.**

**\*\*\*You MUST complete either Option 1 (Declaration) or Option 2 (Sworn before Notary).**

**OPTION 1**

***DECLARATION: I declare under penalty of perjury that all of the above information is true and correct.***

\_\_\_\_\_  
Plaintiff's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Attorney/Agent Signature      Date

**OPTION 2**

Said Plaintiff (or his agent or attorney), being duly sworn by 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 TO AND SUBSCRIBED BEFORE ME, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify which; witness my hand and seal of office.

Notary Stamp Below

\_\_\_\_\_  
Notary Public in and for the State of Texas