

Justice Court General Lawsuit Petition

This is a general form you can use to sue your landlord for almost anything. For a more specific lawsuit, go to the page of the topic you are interested in. Almost every topic has a lawsuit form specifically drafted for that topic.

How to fill in the blanks in the form:

1. The first blank at the top of the form is the **Case Number**. When you file the case, the court clerk will assign a number to the case and write that number at the top. You do not need to fill that blank in prior to filing the case.

2. On the right side at the top is the court information. Write the County, Precinct, and Place of the justice court in which you are filing suit (e.g., Precinct 1, Place 2, Dallas County, Texas).

Each county usually has more than one JP court. So the county is divided into two or more precincts. The easiest way to find out your precinct is to call one of them and tell them the address of the property you are leasing. The court clerk will then tell you which precinct the property is in. For precincts with large populations, more than one JP court is assigned to a precinct. In these precincts, each JP court is assigned a different "Place number." You are allowed to file the case in any "Place" in your precinct. So if there is more than one JP court in your precinct, pick the court that is easy to get to, or the one that is friendliest to tenants.

3. Since you are bringing the suit first, **you are the Plaintiff**. Put your name in the blank for Plaintiff on the left side, and again in the Parties section of the form petition.

4. The **landlord is the Defendant**. This is probably not the manager of the property. It is best to sue the owner of the property. You have a right to know the name and address of the owner of the property. See Who owns the property? for details on obtaining this information. Often a business entity owns the property (like a corporation, or a limited partnership). If the owner is a business entity, list the entity as the Defendant in the suit, and put the name in the blank for Defendant at the top and in the Parties section of the form petition.

5. Fill in the **address of the Defendant** in the Parties section of the form petition. This is the address where a constable will serve the Defendant with court papers. Try to get the correct address and completely list it. The easier it is for the constable to serve the court papers, the faster your case will be heard. You are entitled to know the address of the owner of the property. As stated above, it is best to sue the owner of the property. You have a right to know the name and address of the owner of the property.

6. The last blank in the body of the form petition is a **listing of the facts and reasons** that entitled you to relief (money) from the landlord. You should attempt to cite the applicable statute the landlord violated, or particular provision of the contract the landlord did not honor. (This form is a general lawsuit form. **If your complaint with the landlord relates to a security deposit, repair, or other specific issue on this website, you should use the form petition provided in that section of the site.**)

7. Sign your name at the bottom. Print your name, complete address and phone number below your signature.

8. Read over the form and make sure it has been filled out completely.

9. **Make two copies** of the signed form and take them, with the original to the justice court for filing (3 total). The court will keep the original, keep one copy to serve on the Defendant and return one to you with a file stamp for your records. For more information on proceeding with the case, see Sue your landlord.

NO. _____
(filled in by court)

_____ ,)	IN THE JUSTICE COURT
PLAINTIFF (Your Name),)	
vs.)	
)	PRECINCT ____, PLACE ____
)	
_____ ,)	
DEFENDANT (Landlord).)	_____ COUNTY, TEXAS

PLAINTIFF'S ORIGINAL PETITION

TO THE HONORABLE JUDGE OF THE COURT:

Plaintiff files this original petition in the above-styled and numbered cause, and in support, shows the Court as follows:

I. DISCOVERY

1. Plaintiff intends to conduct discovery under Level 1.

II. PARTIES

2. _____, Plaintiff, is a resident of the county of this Court, within Texas.
3. _____, Defendant, may be served at the following address:

_____.

III. JURISDICTION AND VENUE

4. The amount in controversy is within the jurisdictional limits of this Court, and venue is proper as the cause of action arose in the county of this Court within Texas.

IV. FACTS AND CAUSES OF ACTION

5. Plaintiff is a tenant and leases premises from Defendant.
6. The following events occurred in violation of the law and/or lease contract:

_____.

V. REQUEST FOR RELIEF

Plaintiff requests this Court grant the following relief:

- a. actual damages;
- b. civil penalties if available under law;
- c. court costs; and
- d. any other relief to which Plaintiff is entitled.

Respectfully submitted,

(Your Signature)

(Your Printed Name)

(Your Address)

(Your City, State, Zip)

(Your Phone Number)

(Your Email)