



JUDGE LINDA SALAZAR

JUSTICE OF THE PEACE PCT. 2, PL. 1
835 E. LEVEE ST. BLDG. (2ND FLOOR)
BROWNSVILLE, TX 78520
TEL (956) 544-0857
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INFORMATION FOR FORCIBLE EVICTION

If you are processing a forcible eviction of a tenant, you must have a copy of a written notice informing the tenant that they have to move out and pay the total rent owed.

Filing of a **Forcible Eviction** case costs **\$138.00** (to sue a 2nd defendant add \$90.00) and will be added to the Judgment **if you request it**. Once you present your completed Forcible Eviction form and the **\$138.00 to the Justice of the Peace office (if suing 2nd defendant add \$90.00)**, your court hearing will be scheduled..

If you win the Judgment, the tenant has to vacate premises as ordered. If the occupant has not moved out the landlord can request a **Writ of Possession** at the office of the Justice of the Peace. A Peace Officer will then physically remove the tenant within the time required by law.

If after the Judgment, the tenant has not paid the rent stated in the Judgment, then the landlord can request a **Writ of Abstract**. The Writ of Abstract is a credit lien on any property that the tenant may buy or sell within the next ten (10) years.

EXAMPLE OF AN EVICTION LETTER

To: Name of Tenant and any other occupants
Address

Our files indicate that you are past due on your rent. You are being notified that you have ____ days to vacate the premises from the above address or pay the rent of \$_____ plus late fees of \$_____ with a total amount \$_____. If you fail to vacate or pay the total amount of rent due by (date), we will commence the legal action at the office of the Justice of the Peace and any attorney fees or other costs which we incur will be added to the total cost of your eviction.

Please contact our office as soon as possible to resolve this delinquency.

Thank you for your attention to this issue.

Sincerely,

Landlord

This is only an example of a letter for past due rent. Re-type it with your letterhead and change any wording that you feel is more comfortable for you.

If you have any legal questions you may contact, Legal Aid at (956) 546-5558 or 1-800-369-2651.

EVICTON CASE

CASE NO. (court use only) _____

With suit for Rent

COURT DATE: _____

PLAINTIFF _____
(Landlord/Property Name)

In the Justice Court, Precinct 2-1
Cameron County, Texas

VS.
DEFENDANT(S): _____

Rental Subsidy (if any) \$ _____
Tenant's Portion \$ _____
TOTAL MONTHLY RENT \$ _____

COMPLAINT: Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

Street Address _____ Unit No. (if any) _____ City _____ State _____ Zip _____

1. SERVICE OF CITATION: Service is requested on defendants by personal service at home or work or by alternative service as allowed by Texas Justice Court Rules of Court. Other addresses where the defendant(s) may be served are: _____

2. UNPAID RENT AS GROUNDS FOR EVICTION: Defendant(s) failed to pay rent for the following time period(s): _____ TOTAL DELINQUENT RENT AS OF 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.

3. OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: Lease Violations (if other than non-paid rent – list lease violations) _____

4. HOLDOVER AS GROUNDS FOR EVICTION: Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20____.

5. 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 _____ and delivered by this method _____

6. ATTORNEY'S FEES: Plaintiff w or will NOT seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____

7. BOND FOR POSSESSION: If Plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s). REQUEST FOR JUDGMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' 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 rental contract, or if not so stated, at the statutory rate for judgments under Civil Statutes Article 5069-1.05.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: _____

Petitioner's Printed Name

Signature of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT(S) INFORMATION (if known):

Address of Plaintiff (Landlord/Property Owner) or Agent

DATE OF BIRTH: _____

City State Zip

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

Phone & Fax No. of Plaintiff (Landlord/Property Owner) or agent

Sworn to and subscribed before me this _____ day of _____, 20____.

EVICTON CASE

CASE NO. (court use only) _____ With suit for Rent COURT DATE: _____

PLAINTIFF _____
(Landlord/Property Name)

In the Justice Court, Precinct 2-1
Cameron County, Texas

VS.
DEFENDANT(S): _____

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Tenant's Portion \$ _____
TOTAL MONTHLY RENT \$ _____

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3. **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations)

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DEFENDANT(S) INFORMATION (if known):

Address of Plaintiff (Landlord/Property Owner) or Agent

DATE OF BIRTH: _____

City State Zip

*LAST 3 NUMBERS OF DRIVER LICENSE: _____

*LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DEFENDANT'S PHONE NUMBER: _____

Phone & Fax No. of Plaintiff (Landlord/Property Owner) or agent

Sworn to and subscribed before me this _____ day of _____, 20_____.

