

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**

5. Plaintiff leased premises from Defendant.
6. Defendant failed to timely rekey or change security device(s) to the premises.

Select One:

Rekey at Landlord's Expense: Section 92.156 of the Texas Property Code requires each of these devices to be rekeyed or changed between tenancies at Defendant's expense within seven days of the move. This was not performed.

Rekey at Tenant's Expense: Section 92.156 of the Texas Property Code requires Defendant to rekey or change these devices at Plaintiff's expense as many times as requested.

- 7. Any provision of a lease that purports to waive or diminish Plaintiff's rights is void pursuant to Section 92.006(a) of the Texas Property Code.

**V. CAUSE OF ACTION**

- 8. Defendant is liable to Plaintiff for failing to rekey or change the security devices to the premises. Pursuant to Section 92.164 Texas Property Code, Plaintiff requests the following relief:
  - a. civil penalties of one month's rent plus \$500,
  - b. actual damages, and
  - c. and court costs from Defendant.

**VI. REQUEST FOR RELIEF**

Plaintiff requests this Court grant the following relief:

- a. civil penalties as requested herein;
- b. actual damages;
- 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)