

NO. _____
(filled in by court)

_____ ,)	IN THE DISTRICT COURT
PLAINTIFF (Your Name),)	
vs.)	
)	_____ COUNTY, TEXAS
)	
_____ ,)	
DEFENDANT (Landlord).)	____ JUDICIAL DISTRICT

PLAINTIFF'S ORIGINAL PETITION AND REQUEST FOR TEMPORARY AND PERMANENT INJUNCTIVE RELIEF

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 2.

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 is a tenant and leases premises from Defendant.
6. The premises have the following problem(s): _____

_____.

7. Plaintiff notified Defendant about the problem(s).

8. Defendant did not make a diligent effort to repair or remedy the problem(s).

V. CAUSES OF ACTION

A. Violation of Texas Property Code

9. Defendant is liable to Plaintiff pursuant to Section 92.056 of the Texas Property Code for each problem identified in Paragraph 6 above, and Plaintiff hereby requests relief for each separately.
10. Pursuant to Section 92.0563 of the Texas Property Code, Plaintiff requests for each problem identified in Paragraph 6 above: an order reducing Plaintiff's rent from the date of the first notice until the condition is repaired; actual damages; a civil penalty of one month's rent plus \$500; and court costs from Defendant.

B. Breach of Lease Contract

11. Defendant breached the lease contract with Plaintiff.
12. Plaintiff is entitled to actual damages (which can be calculated by considering the reduced rental value of the premises) and court costs for each problem identified in Paragraph 6 above, and Plaintiff hereby requests relief for each separately.

C. Request for Temporary and Permanent Injunctive Relief

13. Pursuant to Section 92.0563(a)(1), Plaintiff is further entitled to an order directing the landlord to repair or remedy each problem identified in Paragraph 6 above.
14. Because Plaintiff will be irreparably injured without an adequate remedy at law, Plaintiff requests this Court issue a temporary and permanent injunctive order directing Defendant to repair or remedy each identified problem.

VI. PRAYER

Plaintiff requests this Court grant the following relief:

- a. temporary and permanent injunctive relief;
- b. reduction in rent;
- b. actual damages;
- c. civil penalties;
- 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)

VERIFICATION

I hereby certify that each and every factual allegation contained within this petition set forth above is within my personal knowledge and is true and correct.

(Your signature)

Subscribed and sworn to before me this ____ day of _____, 200__.

(Notary Signature)

(Notary Printed Name)

[Seal]

Commission Expires: _____