

Petition for Eviction from Residential Premises

Case No. 21410000 4882

MICHAEL PEREZ
Landlord (Plaintiff)

IN THE JUSTICE COURT OF
Harris County, Texas, Precinct ___ Place ___

VS. JUAN DIAZ and all occupants
Tenant (Defendant)



Name of Landlord (provide full legal name): MICHAEL PEREZ referred to as "Plaintiff."

Tenants. 1. Name of Tenant (provide full legal name): JUAN DIAZ

Defendant may be served at (provide street address and telephone number, if known): 1406 ELLA CIRCLE HOUSTON TX 77090

All other home and work addresses of this Defendant in Harris County that are known to the Plaintiff are:

Plaintiff knows of no other home or work addresses of this Defendant in Harris County.

2. Name of Tenant (provide full legal name):

Defendant may be served at (provide street address and telephone number, if known):

All other home and work addresses of Defendant in Harris County that are known to the Plaintiff are:

Plaintiff knows of no other home or work addresses of this Defendant in Harris County. Tenant(s) are referred to as "Defendant."

Premises. Plaintiff seeks possession of following Premises (describe premises, i.e. house, apartment building, including street address): HOUSE 1406 ELLA CIRCLE HOUSTON TX 77090

Grounds for Eviction. Plaintiff seeks to evict Defendant for the following reason:

Failure to pay rent:

Residential Lease: [] Written [X] Oral Beginning date of Lease: End date of Lease:
Rent: \$ per (e.g. month, week) Date of last rental payment:
Total amount of rent due and unpaid on date of filing: \$
Rent subsidized by government: \$ paid by \$ paid by the Defendant.

[X] Violation of Lease: Tenant violated Paragraph No. of the Lease by (describe violation): HOR VIOLATIONS LEFT PROPERTY FULL IN DISREPAIR + DAMAGES TO PROPERTY

[] Holding over after termination of right to possession: Date of notice of termination:

[] Foreclosure: Plaintiff purchased the Premises at foreclosure on
[] Plaintiff intends to live in the Premises as Plaintiff's primary residence.
[] Defendant is a tenant of the former owner; End date of Lease: Rent: \$ per

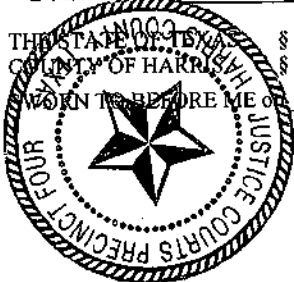
Notice to Vacate: Date Notice to Vacate Delivered: 12/30/21 Manner of delivery POSTED + CERTIFIED MAIL

[X] Attorney Fees: Plaintiff seeks attorney fees as follows:
Contractual: Lease (written) Paragraph No. Amount of Attorney Fees claimed: \$
Statutory: Written demand to vacate sent on: Date received: Attorney Fees claims: \$

Plaintiff requests possession of the Premises, past due rent, if applicable, attorney's fees, if applicable, court costs, and such other and further relief to which Plaintiff may be entitled.

Respectfully submitted,
Signature of Plaintiff, Plaintiff's Attorney or Authorized Agent: MICHAEL PEREZ
Printed Name: MICHAEL PEREZ Title: OWNER
Address: 212 South 16th STREET NEDERLAND TX 77627
Daytime Telephone: 409 540 0448 Fax Number:
State Bar No.

[] Plaintiff consents to the e-mail service of the answer and any other motions or pleadings to this e-mail address.
E-Mail Address:



1/6/22 by Michael Perez, Plaintiff.
Clerk Notary Public

NOTICE TO VACATE AND DEMAND FOR POSSESSION

DATE: 12/30/21
TO: JUAN DIAZ

RE: NOTICE TO VACATE AND DEMAND FOR POSSESSION

Juan Diaz, and any other occupants:

I am the owner and Landlord of the Property Located at 1406 Ella Circle, Houston, TX 77090. And as you are aware you and I had a verbal agreement for month to month tenancy.

As of the date you receive this Notice to Vacate and Demand for Possession. You have allowed the Property to fall into disrepair and have caused home owner assessment levies to be filed against the Property. Because you have failed to pay the back payments in full as required by the prior demands, and because of your other violations, I have elected to terminate your right to possession of the Premises. This letter is a formal demand to you in accordance with the Texas Property Code to vacate the Premises no later than three (3) days after you receive this Notice.

If you do not cure the default in full or vacate the Premises in accordance with the terms of this Notice to Vacate, I will bring legal action against you for possession of the Premises, and a judgment may be entered against you for costs of the lawsuit. If you do not vacate the Premises before the fourth day after the day you receive this Notice, and if Landlord files suit, Landlord may recover attorney fees incurred as a result of the legal action. If a judgment for forcible detainer is entered against you, or if you fail to appear and contest the action for possession of the Premises and a default judgment is entered against you and your property may be removed from the Premises.

In accordance with the Fair Debt Collection Practices Act and the Texas Debt Collection Practices Act, this letter will also serve as a Notice of Debt Collection of the back rents owed as a debt to Landlord. Landlord may institute legal proceedings against you to recover the debt you owe. Furthermore, Landlord may recover attorney fees incurred as a result of such legal proceedings.

This Notice to Vacate and Notice of Debt Collection does not waive any rights Landlord may have regarding this or any other defaults. Thank you for your cooperation in this matter and please do not hesitate to contact me if you have any questions or concerns. I may be reached at 409-540-0448.

Michael Perez