

## **FILING A REPAIR AND REMEDY CASE**

### **JURISDICTION:**

#### **Repair and Remedy Case:**

A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any. Repair and remedy cases are governed by Rules 500-507 and 509 of Part V of the Rules of Civil Procedure.

### **VENUE:**

General Rule. Generally, a defendant in a small claims case or a debt claim case is entitled to be sued in one of the following venues:

1. The county and precinct where the defendant resides;
2. The county and precinct where the incident, or the majority of incidents, that gave rise to the claim occurred.
3. The county and precinct where the contract or agreement if any, that gave rise to the claim was to be performed; or
4. The county and precinct where the property is located, in a suit to recover personal property.

### **FILING SUIT:**

**The responsibility for filling out your petition and civil case information sheet rests with you.** The filing fee is forty one dollars (\$41.00), and the service fee is seventy (\$85.00) **per defendant**, for a total of \$126.00 made payable to "Hill County". If the defendant(s) resides outside of Hill County, contact the county in which the defendant(s) resides for service fees of the other counties.

### **CITATION:**

The citation is sent to the Hill County Constable for service. Out of County service is sent to the Sheriff or Constable of the county in which the defendant(s) reside or any manner authorized for service of citation in district, county or justice court. **You as Plaintiff are responsible for providing a correct address for service.**

### **DISCOVERY:**

**Pretrial Discovery.** Pretrial discovery is limited to that which the judge considers reasonable and necessary. Any request for pretrial discovery must be presented to the court for approval by written motion. The motion must be served on the responding party. The discovery request must not be served on the responding party unless the judge issues a signed order approving the request. Failure to comply with a discover order can result in sanctions.

### **REPRESENTATION:**

You as an individual may represent yourself in Justice Court or you may have an attorney represent you. The Rules of Evidence do not apply in Justice Court.

### **APPEARANCE FOR TRIAL:**

The defendant in the suit is commanded to appear before the Court, on the date and time set by the Court. This date shall be not less than 10 days nor more than 21 days after the petition is filed.

Any party is entitled to a trial by jury. A written demand for a jury must be filed no later than 14 days before the case is set for trial. A party demanding a jury must pay a fee of \$22.00. If the demand is not timely, the right to a jury trial is waived.

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**AFTER JUDGMENT:**

**APPEAL:**

Either party may appeal the decision of the Justice court to the County court by filing a written notice of appeal with the Justice Court within 21 days after the date the judge signs the judgment.

**THIS COURT DOES NOT COLLECT THE JUDGMENT FOR YOU.**

If you receive a judgment and the defendant does not make a motion for a new trial within 14 days or appeal the case within 21 days after the judgment is signed, the following remedies are available:

- **ABSTRACT OF JUDGMENT**

The fee is \$5.00 for the JP Court to prepare. You should then record the Abstract of Judgment in the County where the defendant resides.

- **WRIT OF EXECUTION**

If you are granted a judgment against the defendant **AND** if the defendant does not appeal within 21 days, you may request a Writ of Execution any time after the 30<sup>th</sup> day after the judgment is signed. A Writ of Execution allows a Sheriff or Constable in the State of Texas to seize nonexempt property from the defendant in order to satisfy the judgment.

The cost of filing a Writ of Execution is \$5.00 for filing and \$200.00, constable service fee, made payable to Hill County for the Constable service.

You may have other remedies available, but they are more complicated and are not covered here. Please consult an attorney for any other remedies you may have to collect your judgment.

If your address changes within a 10 year period following the judgment, it is your responsibility to notify the court of your new address.

**LEGAL QUESTIONS WILL NOT BE  
ANSWERED BY THIS OFFICE**