

NO. _____

KATHRYN COPELAND

V.

WMCi X, LLC (AKA
WEINSTEIN PROPERTIES DBA
THE BOWERY AT SOUTHSIDE)

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IN THE JUSTICE COURT

PRECINCT _____

TARRANT COUNTY, TEXAS

ORDER GRANTING REPAIR AND RELIEF

On this date, the Court considered Plaintiff's Repair and Remedy Action under **Texas Property Code § 92.0563**. Having reviewed the pleadings and evidence, the Court finds:

1. Findings of Fact

- Plaintiff provided written notice of conditions materially affecting health and safety on March 5, 2025, June 27, 2025, and subsequent dates.
- Defendants failed to make diligent efforts to repair the hazardous mold contamination within seven days after receiving proper notice, despite documented findings by licensed assessors (BioTex Inspections).
- The unsafe conditions rendered the premises unfit for human occupancy and caused Plaintiff to incur significant out-of-pocket expenses, displacement, and loss of use of the property.

2. Conclusions of Law

- Defendants violated **Texas Property Code §§ 92.052, 92.056, and 92.0563**.
- Plaintiff is entitled to recover actual damages & statutory penalties.

3. Judgment

- **Total Judgment: \$20,000.00**
- **Actual Damages:** \$17,058.00 (Temporary lodging, storage, property loss, medical expenses, rent abatement) Rent is reduced to \$0 beginning March 5, 2025, and Defendants shall reimburse Plaintiff \$12,210 for rent paid during March–July 2025.
- **Civil Penalty:** \$2,942.00 (One month's rent of \$2,442 + \$500)

4. Additional Orders

- Defendants are ORDERED to pay Plaintiff the total sum of **\$19,900.00** within ten (10) days of the date of this Order.
- Defendants are further ORDERED to release all personal property belonging to Plaintiff currently in storage or under remediation custody.
- All amounts shall bear post-judgment interest at **5% per annum** from the date of judgment until paid in full.

SIGNED this ____ day of _____, 2025.

JUDGE PRESIDING

Justice Court, Precinct ____, Tarrant County, Texas