"CLOSED"

CAUSE NO. 1073142

STRESSFREE PROPERTY SOLUTIONS ON BEHALF OF	§ §	IN THE COUNTY CIVIL COURT
KIMHUONG NGUYEN	§	
Plaintiff	§	
	§	AT LAW NUMBER FOUR (4)
VS.	§	
	§	
KARLA HARRIS AND	§	
KARLTON HARRIS	§	
Defendants	§	HARRIS COUNTY, TEXAS

FINAL JUDGMENT

Came on for trial the above-entitled and numbered cause, wherein Plaintiff STRESSFREE PROPERTY SOLUTIONS ON BEHALF OF KIMHUONG NGUYEN ("STRESSFREE") appeared with counsel and announced ready for trial and Defendants KARLA HARRIS AND KARLTON HARRIS ("K & K HARRIS") appeared in person and announced ready for trial.

No jury having been demanded, all questions of fact were submitted to the Court. The Court, having heard all the evidence and the parties' arguments, is of the opinion that Plaintiff STRESSFREE failed to prove by a preponderance of the evidence that Defendants K & K HARRIS were provided with a place for payment of their rent under the signed the Lease Agreement. Specifically, the electronic payment site used by Plaintiff STRESSFREE to collect rental payments demanded

Defendants K & K HARRIS pay a rental amount that was twice the amount of rent agreed to under the Lease Agreement and Plaintiff STRESSFREE failed to provide any non-electronic "Place of Payment" for the rent as required by Paragraph 5 (c) of the Lease Agreement. Accordingly, Plaintiff STRESSFREE has failed to prove its claim of Forcible Detainer against Defendants K & K HARRIS by a preponderance of the evidence. It is therefore:

ORDERED, ADJUDGED, and DECREED that Plaintiff STRESSFREE take nothing against Defendants K & K HARRIS and that Plaintiff STRESSFREE bear all the costs of court associated with this action.

The Court did not reach the issue of how much, if any, unpaid rent is owed to Plaintiff STRESSFREE by Defendants K & K HARRIS and this Final Judgment does NOT adjudicate that issue.

All relief not expressly granted herein is denied.

This is a Final Judgment.

SIGNED on this <u>25</u> day of April, 2016.

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