

## Tenant Rights during COVID-19

This information is current as of 6/22/2020, but is subject to change.

**If you are a TENANT having trouble making your payments because of COVID-19, and your LANDLORD is threatening to evict you,** the Coronavirus Aid, Relief, and Economic Security (CARES) Act has created some avenues of relief. State and local governments have also stepped in to provide protection for renters affected by COVID-19.

### **TENANTS IN FEDERALLY-BACKED PROPERTIES ARE PROTECTED UNTIL AT LEAST JULY 25**

Under the CARES Act, Landlords that receive Federal funding CANNOT evict you for nonpayment of rent before **July 25**. These landlords cannot issue Notices to Vacate, or charge late fees during this time. These include properties like **Public Housing, Section 8, and multi-family complexes with Federal mortgages.**

In Texas, a landlord must certify in an eviction case that their property is not covered by the CARES Act eviction moratorium. Not all landlords know about this requirement, and you should insist on it.

Some **small properties with 1-4** units cannot start evictions until **August 31**. These include properties with mortgages guaranteed by FHA, VA, Fannie Mae, or Freddie Mac.

Even if you rent from a private individual, the CARES Act protects you **if your landlord has a Federally-backed mortgage**. Also, some landlords who are receiving payment forbearance from their lenders cannot evict tenants until the forbearance is complete. If you do not know what type of mortgage your landlord has on the Property, ask the Landlord and seek legal help..

The CARES Act, as well as state and local eviction moratoriums, protect renters who are under threat of eviction for non-payment of rent or other fees. But, if you are being evicted due to threat of physical harm or criminal activity, your landlord can continue with the eviction process. If you believe your landlord has filed an eviction based on something other than rent owed (such as alleged criminal activity), but you believe the real basis of the suit is nonpayment of rent, please seek legal counsel.

**YOU CANNOT BE EVICTED WITHOUT A COURT ORDER.**

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