



THE EVICTION PROCESS

Where are you?

1 NOTICE TO VACATE

- ▶ **Your landlord MUST** provide (in person OR by mail) a minimum 3-day notice to vacate (unless your signed lease allows for less).
- ▶ A 30-day notice to vacate is required if you are protected by the CARES Act.
 - Find out if you are protected by the CARES Act by visiting: txcaresact.org
- ▶ *YOU DON'T HAVE TO LEAVE.*

2 EVICTION CASE

- ▶ **Your landlord MUST** file a suit in a Justice of the Peace court.
- ▶ A constable will serve you with an **Eviction Citation** containing:
 - A **Petition** with details for when and where the case will be heard; the hearing might be held on Zoom, so read carefully.
 - Facts and grounds for the eviction
 - A copy of the **Notice to Vacate**
 - A copy of **The CARES Act Affidavit**
 - A statement about the **Eviction Diversion Program** for rent assistance

3 EVICTION HEARING

- ▶ Review your case petition to see why you are being evicted.
 - For cases involving non-payment of rent, visit [StopTXEviction.org](https://stoptxeviction.org) to find information about your rights and assistance options.
- ▶ **You MUST** appear for the hearing or a default judgment may be found against you.

4 APPEAL

- ▶ If you lose your case, you will have 5 days to appeal.
- ▶ Find an appeal form and guide at:
trla.org/eviction-guide

5 WRIT OF POSSESSION

- ▶ If you don't appeal, your landlord can request a Writ of Possession.
- ▶ If granted, a constable will appear to give you a 24-hour notice to vacate.
 - You will have to leave or a constable will remove you.