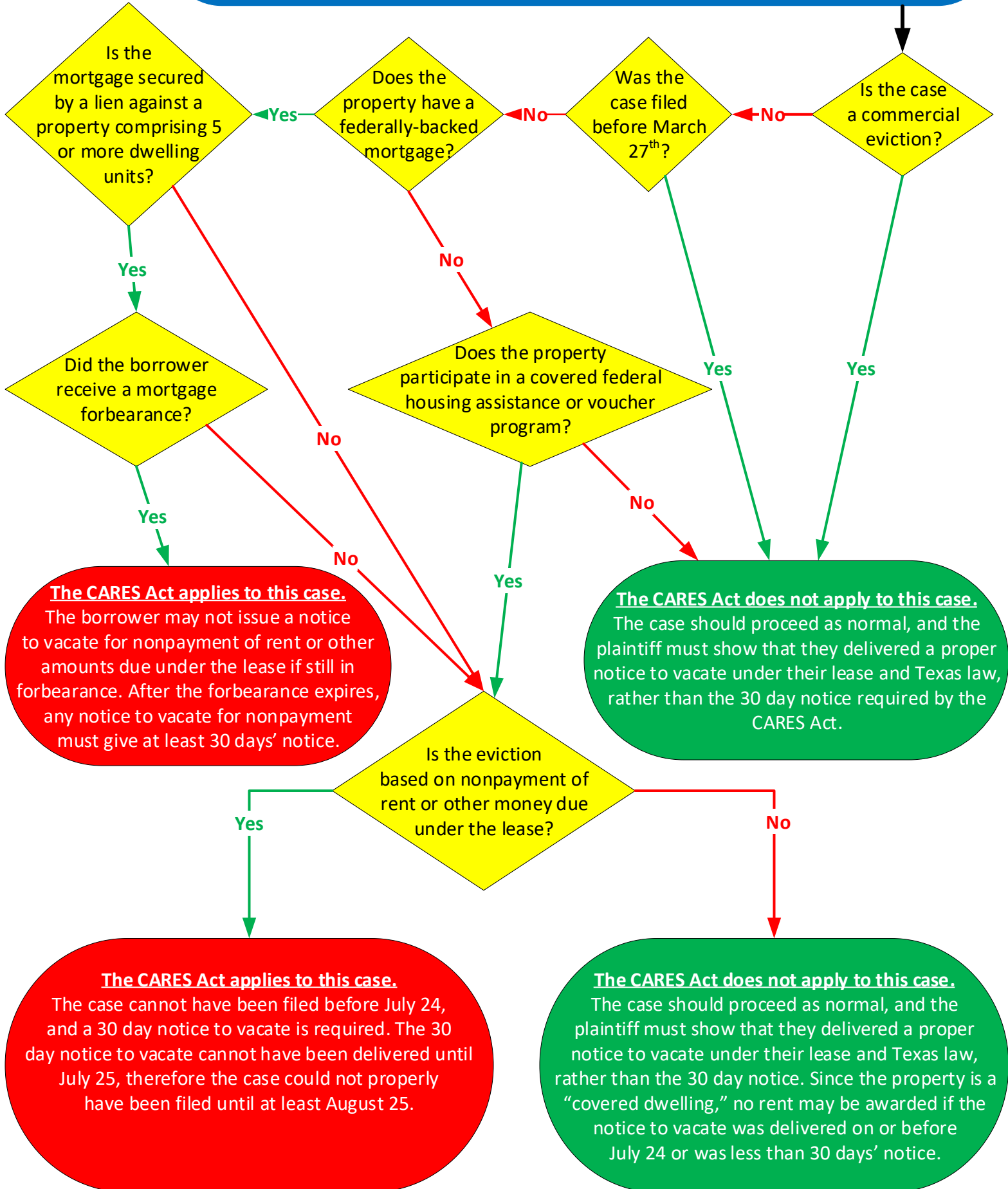


CARES Act Flowchart

ALL residential eviction cases must include in an original or amended petition whether:
1) the premises is a “covered dwelling” subject to Section 4024 of the CARES Act;
2) the plaintiff is a “multifamily borrower” in forbearance under Section 4023 of the CARES Act;
3) the plaintiff has provided the defendant with 30 days’ notice to vacate.



The CARES Act applies to this case.
The borrower may not issue a notice to vacate for nonpayment of rent or other amounts due under the lease if still in forbearance. After the forbearance expires, any notice to vacate for nonpayment must give at least 30 days’ notice.

The CARES Act does not apply to this case.
The case should proceed as normal, and the plaintiff must show that they delivered a proper notice to vacate under their lease and Texas law, rather than the 30 day notice required by the CARES Act.

The CARES Act applies to this case.
The case cannot have been filed before July 24, and a 30 day notice to vacate is required. The 30 day notice to vacate cannot have been delivered until July 25, therefore the case could not properly have been filed until at least August 25.

The CARES Act does not apply to this case.
The case should proceed as normal, and the plaintiff must show that they delivered a proper notice to vacate under their lease and Texas law, rather than the 30 day notice. Since the property is a “covered dwelling,” no rent may be awarded if the notice to vacate was delivered on or before July 24 or was less than 30 days’ notice.