When a resident fails to pay rent during Covid-19

IS YOUR PROPERTY SUBJECT TO THE CARES ACT?

Is your property located in the City of Dallas?

- Yes → For nonpayment of rent evictions occurring after April 22, 2020, you must comply with the Dallas eviction ordinance.
- No → YES, you can send a notice to vacate, file an eviction and charge late fees subject to state, county or city order, ordinance or rule.

Click here for our Understanding the Ordinance Resource

Get the Evictions Protocol Toolkit

- No
- I don't know
- Yes → NO, you cannot send a notice to vacate, file an eviction or charge late fees until July 25, 2020. After that, a 30-day notice to vacate is required.

Are you a "covered property"?

- Private Equity/ Owner Financed
- I don't know
- Financed by federally backed multifamily mortgage loan or federally backed mortgage loan (Fannie Mae or Freddie Mac)
- Subject to VAWA including Tax Credit/ Section 8/ LURA/Bond
- Rental housing voucher program

Ask your supervisor or owner

- No → YES, you can send a notice to vacate, file an eviction and charge late fees subject to state, county or city order, ordinance or rule.
- Yes → NO, you cannot send a notice to vacate, file an eviction or charge late fees until July 25, 2020. After that, a 30-day notice to vacate is required.

AAGD APARTMENT ASSOCIATION GREATER DALLAS

Please note: This flow chart is designed to give a general overview of how the CARES Act affects an eviction for nonpayment of rent. It is not intended to address any particular facts, situations or circumstances. This flow chart should not be relied on as a legal guideline. Before a notice to vacate is given and before an eviction is filed, you should consult with the appropriate professionals to determine the correct course of action.

Evictions involving a threat of physical harm or criminal activity can still proceed through the courts, even if your property is covered under the CARES Act.