



VICKERY·MIDTOWN
DALLAS·TEXAS

Trouble Paying Rent or Mortgage

The Texas Supreme Court issued an order suspending all evictions until April 19, 2020:

<https://www.txcourts.gov/media/1446203/209045.pdf>

The [Dallas County Justices of the Peace](#) also issued an order suspending all evictions for sixty days.

- In summary, per guidance from a Dallas County Justice of the Peace:
 - ALL *Eviction cases* are currently postponed and continued for 60 days
- Residential or Commercial;
- Currently pending or filed within the 60 day period
- ALL *Writs of Possession* are currently postponed and continued for 60 days
- Residential or Commercial;
- Previously requested or requested within the 60 day period
- *Lockouts* are not addressed in any current emergency order – *Texas Property Code*, Chapters 92 and 93, control
- Residential lockout tenants must be provided a key upon request **whether rent is brought current or not**;
- Commercial lockout tenants must **only** be provided a key when the **rent is NOT delinquent**— provided that all other requirements of the lockout were in accordance with the Texas Property Code
- *Writs of Re-Entry* are not addressed in any current order – *Texas Property Code*, Chapters 92 and 93, control Residential or Commercial tenants that are illegally locked out may seek relief from the Justice of the Peace in the precinct in which the property is located
- Residential landlords may be ordered to provide the tenant a key and the Court has authority to enforce its order;

- Commercial landlords may only be ordered provide a tenant with a key when the **rent is NOT delinquent** – provided that all other requirements of the lockout were in accordance with the Texas Property Code

The federal government announced they are suspending all HUD foreclosures and evictions for 60 days.

If you don't have enough money to pay, contact your lender or landlord immediately. Help includes:

- If you are a Dallas Housing Authority client, please immediately report any loss of income in order to reduce your portion of rent and inspections will be restricted to health and safety only.
- Texas Department of Housing and Community Affairs Foreclosure Prevention 1-888-995-HOPE (4673)
- Texas Attorney General [Consumer Protection](#) or call 800-621-0508
- [Texas Health and Human Services Commission](#) has resources available. There may be vouchers to assist those in need with paying their rent. Also get government assistance with other needs, including lease application fees, information on low income housing and security deposits. Dial 1-877-541-7905 to find additional ways to get rent help.
- [Texas](#) offers programs that can help you with paying your mortgage and also avoid foreclosure. Local resources, including government and non-profit assistance, can help qualified homeowners
- Homeowners have other resources too. Also click [here](#) for a listing of Texas HUD counseling agencies that provide free foreclosure counseling.

The City of Dallas Housing and Neighborhood Revitalization Office has information [here](#).

