



# NOTICE OF TENANTS' RIGHTS

Your rental housing provider is required by the City of San Antonio to provide you a copy of this notice when you are issued a Notice to Vacate for Non-Payment of Rent. If you have a question or need to report a possible violation, contact the City's Code Enforcement Division by calling 311.

## You should know:

### A Notice to Vacate is not an eviction.

It is only the first step in the eviction process and does not mean you must move out immediately. You still have time to resolve the issue. You do not need to leave your dwelling right now and should not move without talking to your rental housing provider first.

### There are resources to help.

Scan the QR code with a smart phone or visit [www.sa.gov/nhsd](http://www.sa.gov/nhsd) to access the City's website for more tenants' rights and resources information.



## Steps you can take now:

Contact your rental housing provider right away to try to work out a payment arrangement.

Payment arrangements should be in writing and signed by both you and your rental housing provider.

Seek out financial assistance to help cover your rent.

If you are having trouble paying rent, there may be assistance available through nonprofits or government programs. A few options are below:

**City of San Antonio:** [www.sa.gov/nhsd](http://www.sa.gov/nhsd) or call 210-207-5910

**Texas Rent Relief:** [www.texasrentrelief.com](http://www.texasrentrelief.com) or call 833-989-7368

**San Antonio Community Resource Directory:**  
[www.sacr.org/directory/](http://www.sacr.org/directory/)

### If you have questions about your rights or need legal assistance, seek out help.

City of San Antonio, Fair Housing Team: [www.sa.gov/nhsd](http://www.sa.gov/nhsd) or call 210-207-5309

City of San Antonio, Right to Counsel Program, administered by Texas RioGrande Legal Aid:

[RightToCounsel@trla.org](mailto:RightToCounsel@trla.org) or call 210-212-3703

## What can happen after you receive a Notice to Vacate?

After the Notice to Vacate has been delivered, the rental housing provider may file a suit in a Justice Court. The Justice Court will set a date for the hearing which is usually within 21 days of the filing in a court. The Court will notify you in writing of the date you must appear. You are encouraged to appear at the hearing and defend your rights. If you work out an agreement with your rental housing provider before the eviction hearing begins, show the court the agreement. The rental housing provider will usually dismiss the case if you pay everything due before the hearing. If not, the court will hear the case and issue a decision. If you do not appear, a judge may conclude that you do not oppose the eviction and issue judgment for the rental housing provider. You have the right to appeal. If you do not move or file an appeal within five days after the hearing, the rental housing provider can request a Writ of Possession from the Court. A 24-hour notice will be posted on your door before the Writ of Possession is carried out by removing you and your personal belongings from your residence.

## Remember that you have options and there are people who can help you.

It is a good idea to communicate with your rental housing provider during the entire process to work out an agreement.

Name of Resident \_\_\_\_\_  
Address/Unit \_\_\_\_\_

Date of Delivery \_\_\_\_\_