

The Eviction Process



TEXAS A&M UNIVERSITY
SCHOOL OF LAW
LEGAL CLINICS

Notice to Vacate

Timely Delivered

- 3 days before eviction filed

Properly Delivered

- By hand to anyone 16+
- By mail
- By putting it on the inside of the main door

STEP 01



Served with Eviction

Served by Constable Includes:

- Date, time, location of eviction
- Reason for eviction
- How and when notice to vacate was given



STEP 02

Justice Court

Your hearing may be in person OR online!

Landlord can only recover:

- late rent up to date of eviction trial

Landlord cannot recover:

- future rent
- lease violation/late fees
- utilities
- property damage



STEP 03

Appeal

- Can appeal within 5 days of the judgement
- No filing fee for indigent tenants
- If non-payment eviction, tenant must pay 1 month of rent to court within 5 days of appealing to keep the unit

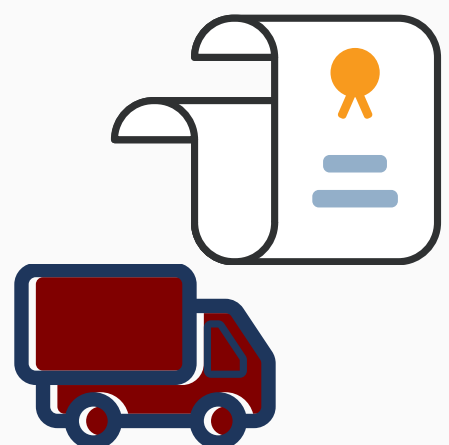


STEP 04

Writ of Possession

- Used to enforce eviction
- Landlord can get a writ 5 days after the judgement
- Constable will put it on the outside of the door
- Tenant has 24 hrs to vacate before being forcibly removed

STEP 05



*** Each of these provisions has exceptions, and the process may change depending on individual circumstances.