Texas Apartment Association Comments on Texas Supreme Court
Emergency Order Suspending Residential Evictions through April 19

AUSTIN, TX (March 20, 2020) The Texas Apartment Association supports the action taken by the Texas Supreme Court yesterday to suspend most residential evictions through April 19 as part of the state’s response to the coronavirus.

The Texas Supreme Court’s March 19th order delays any residential evictions until after April 19, with limited exceptions in cases where a renter poses an imminent threat of physical harm to others, or engages in criminal activity.

“The Court’s action today provides a uniform approach that will be consistent statewide and replaces the patchwork of conflicting measures being adopted in different Texas communities,” said TAA President Mark Hurley.

“Good Texans working together for the good of Texans is what our residents need from their leaders now,” he continued. “This collaborative response by the Chief Justice of the Supreme Court of Texas, Texas apartment owners and the state’s largest legal aid organization to create short-term relief and consistency for residents while preserving the State’s housing supply long-term is a win-win for everyone.

“We know this crisis has hurt many of our residents financially,” Hurley added. “Our members are ready to work with them through this unprecedented and challenging situation. We are encouraging rental property owners and managers to waive late fees, work out payment plans, and take other actions to help keep people in their homes.

“Renters worried about being able to pay rent should communicate with their property managers about it and ask about payment plans or other considerations,” Hurley said. “Continuing to pay your rent actually protects your interests as a renter.

“The fact is, rental property owners need to pay their bills also and stay viable as businesses to ensure Texas can meet its challenge to provide homes for everyone. We want to make sure rental property owners can continue to do maintenance, provide essential services and meet other
obligations. While this stay of evictions will help those in need, we encourage renters to pay rent on time if they are able,” he said.

TAA praised the Court’s action to provide reassurance to renters and create consistency throughout the state, while maintaining the ability to evict in situations where a renter poses an imminent threat of physical harm to others, or engages in criminal activity.

“We understand that almost all businesses are being disrupted and affected by COVID-19 and that many renters are worried about their families and their employment. We hope the Court’s action to temporarily halt evictions for non-payment of rent provides some peace of mind in these uncertain and stressful times,” Hurley concluded.

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The Texas Apartment Association is the leading association for rental housing providers in the state, with almost 12,000 member companies who are responsible for more than 2.2 million rental homes for Texans. A non-profit, statewide trade association, TAA is affiliated with the National Apartment Association and local associations in 24 Texas cities.