

Case No. _____

In the Justice Court

Plaintiff

v.

Precinct 6

Defendant

Denton County, TX

**CENTERS FOR DISEASE CONTROL AND PREVENTION
TEMPORARY HALT IN RESIDENTIAL EVICTIONS TO PREVENT THE FURTHER SPREAD OF COVID-19**

On September 1, the Centers for Disease Control released an order creating a federal moratorium on residential evictions for nonpayment of rent for “covered persons” from **September 4 through December 31, 2020**.

The qualifications of “covered persons” include:

1. The individual has used best efforts to obtain all available government assistance for rent or housing;
2. The individual either ■ expects to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
3. The individual is unable to pay the full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, a lay-off, or extraordinary out-of-pocket medical expenses;
4. The individual is using best efforts to make timely partial payments that are as close to the full payment as the individual’s circumstances may permit, taking into account other nondiscretionary expenses; and
5. Eviction would likely render the individual homeless—or force the individual to move into and live in close quarters in a new congregate or shared living setting— because the individual has no other available housing options.

This order does not apply to any evictions other than those for nonpayment of rent or other amounts due under the lease, such as late fees or utility payments.

LANDLORD CERTIFICATION OF COMPLIANCE:

A LANDLORD WHO PROCEEDS WITH A NONPAYMENT OF RENT EVICTION OF A “COVERED PERSON” DESPITE RECEIVING A DECLARATION FROM THE TENANT STATING THAT THE TENANT IS A “COVERED PERSON” CAN BE FINED UP TO \$100,000 UNDER FEDERAL LAW.

I HEREBY CERTIFY that I have not received a Declaration that the tenant is a covered person (or that the grounds are for something other than nonpayment).

My name, address, and date of birth (required per TX Civil Practice and Remedies Code 132.001) **are:**

 Plaintiff/ Agent/ Attorney Printed Name

Plaintiff/Agent Date of Birth

Mailing Address

Telephone

City, State, Zip

Fax

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Executed in

_____ County, State of _____, on _____, 20_____.

Plaintiff/Agent Signature