

# RIGHTS, RESPONSIBILITIES, & RESOURCES

## AS A RENTER

Local, state, and federal protections exist for renters.  
Learn more at [SA.gov/TenantsRights](http://SA.gov/TenantsRights) or scan the QR code below.

	Tenant Rights	Explanation	Legal Protections	Contact
NOTICE TO VACATE	What do I do if I receive a Notice to Vacate for Non-Payment of Rent?	<p>You do not need to immediately leave your home when your rental housing provider gives a Notice to Vacate. You will not need to leave unless you are evicted.</p> <p>You should:</p> <ol style="list-style-type: none"> <li>1) Talk to your rental housing provider about starting a repayment agreement plan.</li> <li>2) Look for rental assistance programs.</li> <li>3) Make plans to attend your eviction hearing to make your case. If you do not attend, you will automatically lose your case.</li> </ol> <p>Your rental housing provider is required to provide you with a copy of the Notice of Tenants' Rights within 1 day of the date they issue a Notice to Vacate or nonpayment of rent.</p>	<b>Notice of Tenants' Rights City Ordinance.</b>	Code Enforcement - Development Services Department of the City of San Antonio; call 311.
LEASE	If I ask for a copy of my lease agreement, is the rental housing provider required to give it to me?	Yes, if you request it, your rental housing provider is required to give you a copy of the lease, including leases that are renewed. Your lease should have the terms and conditions for your housing. Therefore, it is important that you keep a copy for your records.	<b>Texas Property Code Section 92.024.</b>	<p>Speak to your rental housing provider or the property manager first for help.</p> <p>For legal assistance with the eviction process, you may contact Texas RioGrande Legal Aid. Contact Info: Call 210-212-3703 or Email: RightToCounsel@trla.org.</p>
REPAIRS	I need essential repairs made to my unit, what should I do?	Under Texas law, you have the right to safe and healthy living conditions. Property owners must comply with the City's Property Maintenance Code and follow-up on requests for repairs. Do not withhold your rent if your rental housing provider is not making repairs, as this can lead to an eviction. Make sure you make requests for repairs as outlined in your lease. Document your written repair requests with certified mail delivery. If your rental housing provider is not responsive, call 311.	<b>Texas Property Code Section 92.056/San Antonio Property Maintenance Code.</b>	Code Enforcement - Development Services Department of the City of San Antonio; call 311. For legal assistance you may contact Texas RioGrande Legal Aid. Contact Info: Call 210-212-3703 or Email: RightToCounsel@trla.org.
DISCRIMINATION	What if I feel like my rental housing provider is discriminating against me?	You have the right to not be discriminated against based on your race, color, national origin, religion, sex, familial status, disability, marital status, sexual orientation, or gender identity. Your access to your housing or your housing application cannot be denied for any of the reasons listed above.	<b>Federal and Texas Fair Housing Acts/ City of San Antonio Non-Discrimination Ordinance.</b>	City of San Antonio's Fair Housing Program: Call 210-207-5309.

cont. »



[SA.gov/NHSD](http://SA.gov/NHSD)

This flyer is for educational purpose and should not be used for legal advice.



# RIGHTS, RESPONSIBILITIES, & RESOURCES AS A RENTER (CONT.)

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RETALIATION	Can my rental housing provider retaliate against me?	No, your landlord cannot retaliate against you for exercising your rights under your lease, city ordinance, state, or federal law, requesting repairs to your unit, complaining to the city about code violations, organizing, or participating in a tenant organization. Retaliation means filing for eviction, refusing to give you access to the premises, decreasing services, increasing your rent or doing anything that materially interferes with exercising your rights for a period of six months.	<b>Texas Property Code Section 92.331.</b>	City of San Antonio's Right to Counsel Program, administered by Texas RioGrande Legal Aid Contact Info: Call <b>210-212-3703</b> or Email: <a href="mailto:RightToCounsel@trla.org">RightToCounsel@trla.org</a> .
DISABILITY	What requests for unit modifications or accommodations is my rental housing provider required to make if I have a disability?	If you have a physical or mental disability, you have the right to reasonable accommodations in rules, policies, practices, or services from your rental housing provider.	<b>Federal and Texas Fair Housing Acts.</b>	City of San Antonio's Fair Housing Program; call <b>210-207-5309</b> .
SECURITY DEPOSIT	What if my rental housing provider is withholding my security deposit?	You have the right to have your security deposit returned to you, unless you owe your rental housing provider for damages, or other previous charges as outlined in your lease. Your rental housing provider cannot deduct funds from your security deposit for normal wear and tear to the unit. You should document the apartment condition with photos.	<b>Texas Property Code Section 92.103.</b>	City of San Antonio's Right to Counsel Program, administered by Texas RioGrande Legal Aid. Contact Info: Call <b>210-212-3703</b> or Email: <a href="mailto:RightToCounsel@trla.org">RightToCounsel@trla.org</a> .
HOUSING VOUCHER	What if my application for tenancy is denied because I am using a housing voucher?	Certain properties that have received incentives from the City of San Antonio after June 2020 cannot reject a prospective tenant because they have a housing voucher, if the tenant is otherwise qualified.	<b>Housing Voucher Incentive Policy.</b>	City of San Antonio; call <b>311</b> .
LANGUAGE	Can I request that my rental housing provider give my lease or other essential housing documents in my preferred language?	If you live in or are looking for housing in some federally funded developments, such as Public Housing or the Housing Choice Voucher program, you can ask for translations or interpretations of all vital housing documents including your lease.	<b>Title VI of the Civil Rights Act.</b>	Federal Office of Civil Rights, HHS.gov/OCR. City of San Antonio's Fair Housing Program; call <b>210-207-5309</b> .

