

The case cannot have been filed before July 24, and a 30 day notice to vacate is required. The 30 day notice to vacate cannot have been delivered until July 25, therefore the case could not properly have been filed until at least August 24. The case should proceed as normal, and the plaintiff must show that they delivered a proper notice to vacate under their lease and Texas law, rather than the 30 day notice. Since the property is a "covered dwelling," no rent may be awarded if the notice to vacate was delivered on or before July 24 or was less than 30 days' notice.