



## What starts an Eviction?



A tenant wasn't able to pay rent by due date, OR a lease violation happens, OR the Landlord wants to terminate a contract.



## Notice Stage (Before Court)



Landlord must hand-deliver, post notice on a on the door, OR mail notice to Tenant to someone at the rental who is at least 12 years old.



During the period time on the notice (usually 3 or 30 days) for the tenant to either:  
1) pay rent & stays, 2) fix a lease violation and stays, OR 3) leave the rental before the notice period and tell your landlord.



**Case goes to Court (next page)**



The tenant does one of these actions, the case doesn't go to court.



## Filing Stage (At the Court)



After the notice period AND if the tenant isn't able to pay back-due rent, OR doesn't fix violation, OR moves out the landlord files a case at the court.



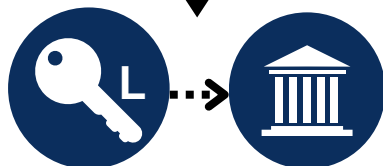
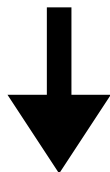
## Answer Stage (At the Court)



Tenant receives Summons to come to court or file an answer. The Petition attached lists statements for the landlord's side. Tenant needs to respond in writing if they "admit" or "deny" part or all statements.



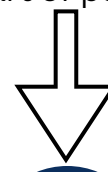
✓ Tenant admits OR doesn't appear at Answer Hearing.



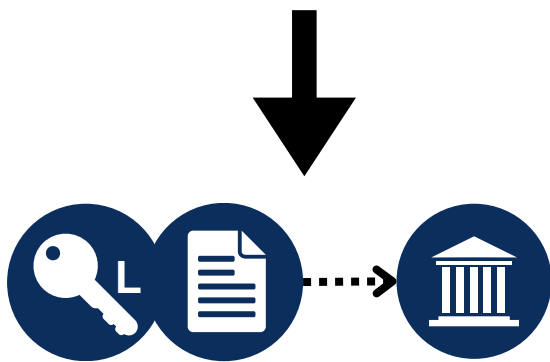
Landlord can ask the court for a Default Judgement for an Eviction.



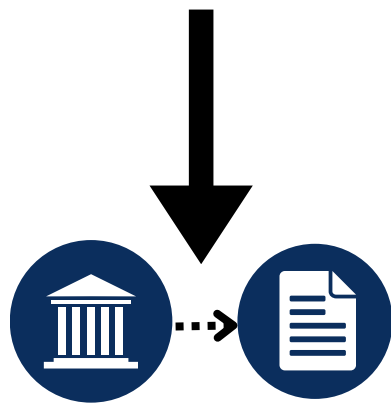
✗ Tenant denies all or part of petition.



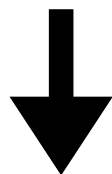
Case gets set for an Eviction Trial. Both sides prepare evidence.



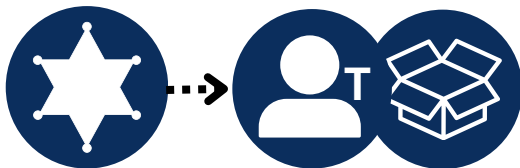
Landlord can ask for a Default Judgement (Eviction Order) from the court.



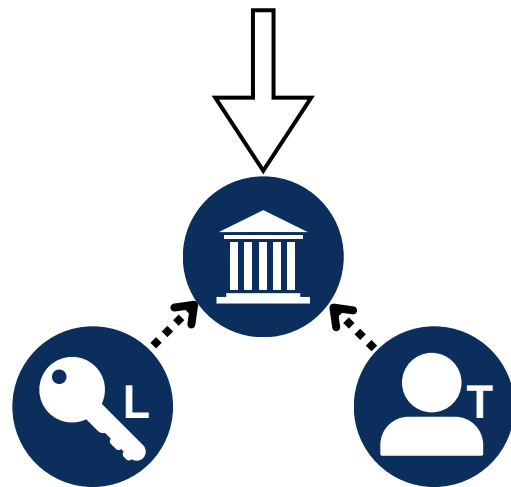
Judge signs Writ of Restitution (known as the Eviction Order), and then the Landlord notifies Sheriff.



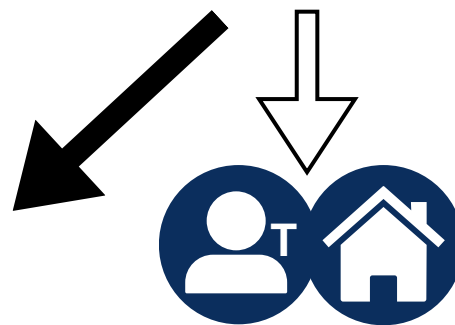
### Final Order Stage (After Court)



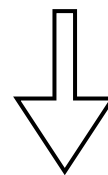
Sheriff changes locks with Landlord between 1-14 days after receiving Writ of Execution (Eviction Order).



Trial is held. Evidence presented, eviction is ordered or not. Some issues considered:  
Proper notice, if issue was fixed within notice period, and tenant's counterclaims.



Eviction is not ordered. The tenant is free to stay in the rental unit.



Either an Agreed Order to remain in the rental unit or an Order of Dismissal is filed, ending the case.