GENERAL TIMELINE FOR AN EVICTION ACTION

NOTICE OF DEFAULT SERVED CERTIFIED MAIL/HAND DELIVERED. ALLOW NOTICE TIME PLUS 5 DAYS IF CERTIFIED MAIL.

TENANT CURES BREACH AND MAY STAY IN UNIT.

TENANT SURRENDERS POSSESSION WITHIN TIME PERIOD.

APPLY DEPOSITS TO MOVE-OUT ACCOUNT.
TURN OVER TO COLLECTIONS OR WAGE GARNISHMENT IF NECESSARY.

TENANT DOES NOT COMPLY OR MOVE OUT. **AN EVICTION ACTION IS FILED IN:**

JUSTICE COURT IF AMOUNT OWED IS LESS THAN $10,000.

OR

SUPERIOR COURT IF AMOUNT OWED EXCEEDS $10,000

PROCESS SERVER SERVES TENANT WITH THE SUMMONS & COMPLAINT.

COURT DATE IS SET WITHIN 6-10 DAYS OR 3-5 DAYS FOR AN IMMEDIATE EVICTION, DEPENDING ON COURT JURISDICTION

IF BREACH IS NON-PAY:
TENANT PAYS IN FULL INCLUDING COURT COSTS & ATTORNEY FEES. DISMISS COURT HEARING. TENANT MAY STAY IN UNIT.

HEARING DATE

TENANT APPEARS AND PLEADS NOT GUILTY.

TRIAL SET WITHIN 3 DAYS, DEPENDING ON COURT JURISDICTION.

TENANT WINS. TENANT MAY STAY IN UNIT.

TENANT IS FOUND GUILTY. A JUDGMENT IS ENTERED AGAINST TENANT.

A WRIT OF RESTITUTION MAY BE ISSUED AFTER 5 DAYS OR 12-24 HOURS FOR AN IMMEDIATE EVICTION.

TENANT FAILS TO APPEAR. DEFAULT JUDGMENT ENTERED AGAINST TENANT.

A WRIT OF RESTITUTION MAY BE ISSUED AFTER 5 DAYS OR 12-24 HOURS FOR AN IMMEDIATE EVICTION.

TENANT APPEARS AND PLEADS GUILTY. JUDGMENT ENTERED AGAINST TENANT.

A WRIT OF RESTITUTION MAY BE ISSUED AFTER 5 DAYS OR 12-24 HOURS FOR AN IMMEDIATE EVICTION.

TENANT FAILS TO VACATE. A WRIT OF RESTITUTION IS FILED.

LOCK-OUT SHOULD OCCUR WITHIN APPROXIMATELY 3-7 DAYS FOR JUSTICE COURT OR 2-3 WEEKS FOR SUPERIOR COURT.

PLEASE NOTE: *TENANT HAS 5 DAYS FROM THE DATE THE JUDGMENT IS AWARDED IN WHICH TO FILE AN APPEAL AND POST BOND IN ORDER TO STAY THE WRIT.*

TENANT MOVES. APPLY DEPOSITS TO MOVE-OUT ACCOUNT AND/OR JUDGMENT. TURN ACCOUNT OVER TO COLLECTIONS OR WAGE GARNISHMENT IF NECESSARY.