

EVICTION PROCESS TIMELINE



1) NOTICE

The eviction process begins with the tenant receiving a written notice of termination for 3, 10, 30, 60, or 90 days.

2) SUMMONS AND COMPLAINT

Next, the tenant will receive court documents once the eviction lawsuit is filed.

Tenants must respond by filing a response (or an "Answer") with the court within 10 court days.



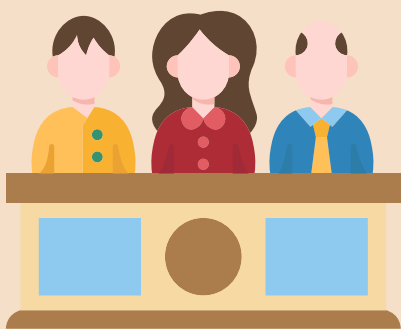
3) FILE ANSWER WITH PAYMENT OR FEE WAIVER REQUEST

A third party must mail a copy of the Answer to the landlord or their attorney.

Then, the tenant must file the Answer along with the filing fee or a fee waiver request.

4) NOTICE OF TRIAL & MANDATORY SETTLEMENT CONFERENCE

The tenant will receive a notice of a settlement conference and trial. Mailing of this notice starts a 10 calendar day deadline to request a jury trial.



5) REQUEST FOR JURY TRIAL AND ADDITIONAL FEE WAIVER FORM

It is strongly recommended that tenants request a jury trial and file a Request to Waive Additional Court Fees (form FW-002) as soon as possible, even though most eviction cases settle.

6) TRIAL

If there is no settlement, then trial will begin. If the trial is a bench trial, it will begin the day after the settlement conference. If the trial is a jury trial, it will begin the following Monday.



7) TRIAL OUTCOMES

If trial is unsuccessful, the tenant may receive a Sheriff's Notice to Vacate for a lockout to take place in about a week, unless they are eligible for and are granted a short extension (or "stay") by the court.

If trial is successful, then the tenant may stay and pay any back rent owed.