EVICTION TIME CHART

3 DAY NOTICE

"Fault" Evictions
Non-Payment
Breach of Lease
Nuisance

(3 Days)

Pay Rent,
Fix Problem, or
Move Out

Matter Ends

Do Not Pay Rent,
Fix Problem, or
Move Out

60 DAY NOTICE

"No Fault" Evictions
Owner Move In

(60 Days)

Do Not
Move Out

Move Out

Matter Ends

SUMMONS & COMPLAINT

(5 Days)

Do Not Respond

(Next Day)

Default Judgement

(1-5 Days)

Sheriff's Notice

(6-8 Days)

Sheriff's Eviction

File Answer

(Next Day)

File Demurrer or
Motion to Strike

(16 Court Days + 5 Days for Mailing)

Hearing

Win

Landlord Has to
Start Over

File Motion
to Quash

(7 Days)

Hearing

Lose

(5 Days)

File Answer

Landlord Files Memorandum
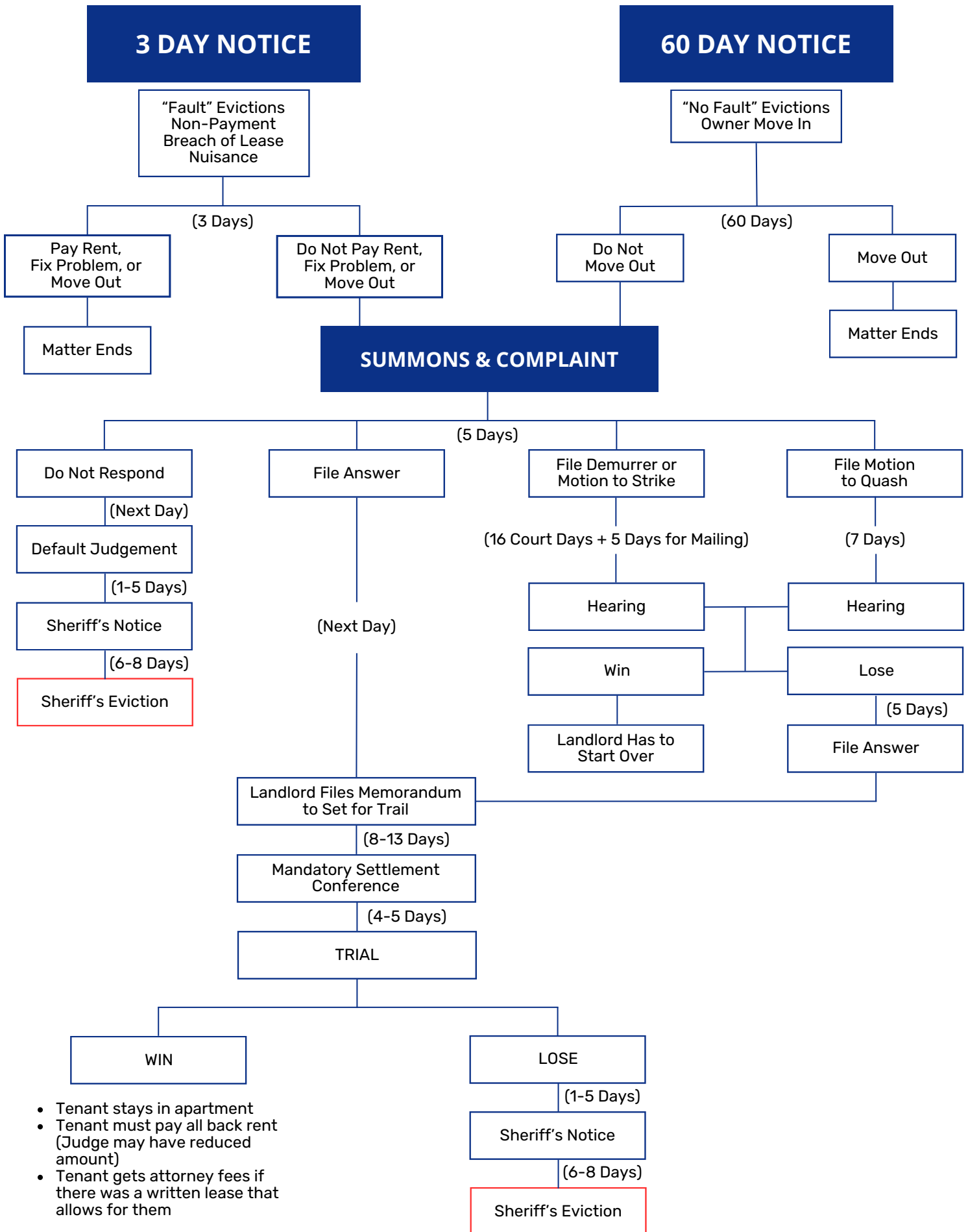to Set for Trail

(8-13 Days)

Mandatory Settlement
Conference

(4-5 Days)

TRIAL

WIN

- Tenant stays in apartment
- Tenant must pay all back rent (Judge may have reduced amount)
- Tenant gets attorney fees if there was a written lease that allows for them

LOSE

(1-5 Days)

Sheriff's Notice

(6-8 Days)

Sheriff's Eviction