

Eviction Timeline

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| | <p>Notice to Quit Tenant receives notice to quit, ending or terminating the tenancy. Tenant does not have to move out by the date on the notice.</p> |
| | <p>Tenancy Terminates If tenant receives 14-day notice to quit, tenancy terminates 14 days later, unless tenant revives the tenancy. If tenant receives 30-day (or rental period) notice to quit, check to make sure the notice is properly done.</p> |
| After tenancy terminates | <p>Service of Summons and Complaint Landlord can serve summons and complaint, but only after tenancy is terminated.</p> |
| 7 - 30 days after service of summons and complaint | <p>Entry Date Landlord can file (enter) complaint in court. Must file it on a Monday at least 7 days, but no more than 30 days, after she serves summons and complaint to tenant.</p> |
| On entry date | <p>Tenant's Motion to Dismiss Tenant may file a motion to dismiss the case on the entry date or with the answer.</p> |
| 7 days after entry date | <p>Tenant's Answer and Discovery Due (Answer Date) Landlord and court must receive answer and discovery forms 7 days after the entry date (which is the Monday after the entry date).</p> |
| 3 days after answer date | <p>Pretrial Motion to Dismiss Hearing Tenant may have motion to dismiss heard on the original trial date if she has not done so sooner. (Housing court allows these motions at any point.)</p> |
| 3 days after answer date | <p>Original Trial Date Eviction trial held unless tenant files discovery form or transfer form.</p> |
| 10 days after answer date | <p>Landlord's Discovery Response Due Landlord's response to discovery due 10 days after the landlord's failure to respond or inadequate response to discovery.</p> |
| 5 days after landlord's failure to respond | <p>Tenant's Motion to Compel Discovery Tenant must serve motion to compel discovery on landlord within 5 days after the landlord's failure to respond or inadequate response to discovery.</p> |
| 17 days after answer date | <p>Rescheduled Trial Date Eviction trial automatically rescheduled to this date if tenant files discovery forms.</p> |
| 1 day after trial | <p>Entry of Judgment Judge can enter judgment the day after the court makes its decision.</p> |
| 10 days after judgment | <p>Appeal Tenant or landlord must appeal within 10 days from entry of judgment.</p> |
| 11 days after judgment | <p>Execution Landlord can get an execution from court and give to sheriff or constable to serve.</p> |
| 1 day after execution | <p>Notice of Eviction Sheriff can serve the execution (48-hour notice of eviction) on tenant.</p> |
| 2 days after execution | <p>Sheriff Can Move Tenant Out Sheriff can move tenant out 48 hours after landlord gets the execution.</p> |