

# HOLDOVER EVICTION

Landlord wants to end written lease early

Landlord does not want to renew lease OR wants to end month-to-month rental

All leases are different

Written lease includes rules that allow landlord to end lease early  
Landlord must follow notice rules in the lease exactly

Written lease does NOT allow landlord to end lease early  
Landlord must wait until lease ends



HOW LONG HAVE YOU LIVED IN YOUR HOME OR HOW LONG IS YOUR LEASE?

Lived in the home less than 1 year OR lease for less than 1 year  
30 days' written notice

Lived in the home between 1 and 2 years OR 1-year lease  
60 days' written notice

Lived in the home 2 or more years OR 2-year lease  
90 days' written notice

There are many kinds of housing situations that can end in eviction.

This chart only applies if you were renting your home from the owner or a property manager. It does not apply to other housing situations.

Contact an attorney if you are worried about being evicted or if you are not sure if this chart applies to you.

Tenant remains in property after end of notice period

COURT CASE STARTS



Notice of Petition Served

10-17 Days before court date

First Court Date

You may request an adjournment.

At least 14 days after first court date

Second Court Date

POSSIBLE OUTCOMES

Judge finds you have defenses

Landlord and tenant reach settlement

Warrant of Eviction

Case dismissed



Sheriff serves 14-day notice

OR

Leave at time you agree OR



14 days

\* Sheriff removes you from property

