

UNDERSTANDING THE EVICTION PROCEDURE: WHAT YOU NEED TO KNOW

The eviction procedure is the legal process through which a landlord seeks to regain possession of a rented property. This occurs when the tenant breaches the lease agreement or fails to pay rent.

01



When it could happen:

Eviction can happen in various situations, such as non-payment of rent, violation of lease terms (e.g., having pets when prohibited), property damage, or even violation of local or state laws.

02



What would be next:

Once the eviction process begins, the next steps typically involve serving the tenant with an eviction notice, followed by a court hearing to determine the validity of the eviction. If the tenant is found liable, they are given a period to vacate the property voluntarily. If they fail to do so, a court-ordered eviction may be issued.

03



Impact of eviction:

Eviction can have a significant impact on both parties involved. For the tenant, it may mean loss of housing, financial difficulties, and damage to their credit history. For the landlord, it can result in loss of income, legal expenses, and the need to find a new tenant.

04



Future challenges:

After eviction, tenants may face challenges in finding new housing. Many landlords conduct background checks and may reject tenants with eviction histories, limiting housing options and potentially requiring higher deposits or renting lower-quality properties.





WHY LANDLORDS **CAN NOT** WAIT FOR YOUR RENT PAYMENT

- You signed a lease agreement, a legal document between you as the tenant and the landlord. Upon signing this, you acquire the obligation to pay the rent on a certain day, so when you fail to pay on time, you commit an illegal action.
- When you don't pay the rent, you cannot expect the landlord to provide services for your house (such as fixing something when it's broken or dealing with bedbugs or cockroaches, or any inspection your house may need).
- Late fees: your lease agreement may include the obligation to pay fines for each day after the due date.
- Landlords typically have mortgage payments and monthly expenses that depend on your payment.