

Eviction:

A three-part process –

1. Initial notice to tenant 3 day or 30 day notice. Generally a 3 day notice is given for non-payment of rent and a 30-day notice is used for “other” than non-payment of rent.
2. Notice of Petition. Service of the "Notice of Petition" commences the proceeding upon filing of the proof of service (affidavit).
3. Warrant of Eviction - The Warrant of Eviction is a court order, signed by a judge, after judgment and issued to an enforcement officer. It directs the enforcement officer to put a landlord-petitioner in full possession of a particular premise.

****The eviction process start to finish is usually a 10-14 day process. However, there are many variables that can either increase or decrease this time frame ****