

GENERAL TIMELINE FOR A FORCIBLE DETAINER

NOTICE OF DEFAULT SERVED
CERTIFY MAILED/HAND DELIVERED.
ALLOW NOTICE TIME
PLUS 5 DAYS IF CERTIFY MAILED.

TENANT CURES
BREACH AND MAY
STAY IN UNIT.

TENANT SURRENDERS POSSESSION
WITHIN TIME PERIOD.

APPLY DEPOSITS TO MOVE-OUT
ACCOUNT.
TURN OVER TO COLLECTIONS OR
WAGE GARNISHMENT
IF NECESSARY.

TENANT DOES NOT
COMPLY OR MOVE OUT.
**A FORCIBLE DETAINER
IS FILED IN:**

JUSTICE COURT IF
AMOUNT OWED IS LESS
THAN \$10,000.00.

OR

SUPERIOR COURT IF
AMOUNT OWED IS MORE
THAN \$10,000.00.

PROCESS SERVER SERVES TENANT WITH
THE SUMMONS & COMPLAINT.

COURT DATE IS SET APPROXIMATELY 6-10
DAYS AWAY OR 3-5 DAYS FOR AN
IMMEDIATE TERMINATION,
DEPENDING ON COURT JURISDICTION

HEARING DATE

TENANT
APPEARS AND
PLEADS NOT
GUILTY.

TRIAL SET
WITHIN 3 DAYS,
DEPENDING ON
COURT
JURISDICTION.

TENANT FAILS
TO APPEAR.
DEFAULT
JUDGMENT
ENTERED.

A WRIT OF
RESTITUTION
MAY BE ISSUED
AFTER 5 DAYS
OR 24-48 HOURS
FOR AN
IMMEDIATE
TERMINATION.

TENANT
APPEARS AND
PLEADS GUILTY.
JUDGMENT
ENTERED.

A WRIT OF
RESTITUTION
MAY BE ISSUED
AFTER 5 DAYS
OR 24-48 HOURS
FOR AN
IMMEDIATE
TERMINATION.

IF BREACH IS NON-PAY:
TENANT PAYS.
DISMISS COURT HEARING.
TENANT MAY STAY IN UNIT.

TENANT
WINS.
TENANT
MAY STAY
IN UNIT.

TENANT IS
FOUND GUILTY.
A JUDGMENT IS
ENTERED IN
YOUR FAVOR.

A WRIT OF
RESTITUTION
MAY BE ISSUED
AFTER 5 DAYS
OR 24-48 HOURS
FOR AN
IMMEDIATE.

TENANT FAILS TO
VACATE.
A WRIT OF
RESTITUTION IS
FILED.

LOCK-OUT
SHOULD OCCUR
WITHIN
APPROXIMATELY
3-7 DAYS FOR
JUSTICE COURT
OR 2-3 WEEKS FOR
SUPERIOR COURT.

TENANT MOVES.
APPLY DEPOSITS TO MOVE-OUT
ACCOUNT AND/OR JUDGMENT. TURN
ACCOUNT OVER TO COLLECTIONS OR
WAGE GARNISHMENT IF NECESSARY.

