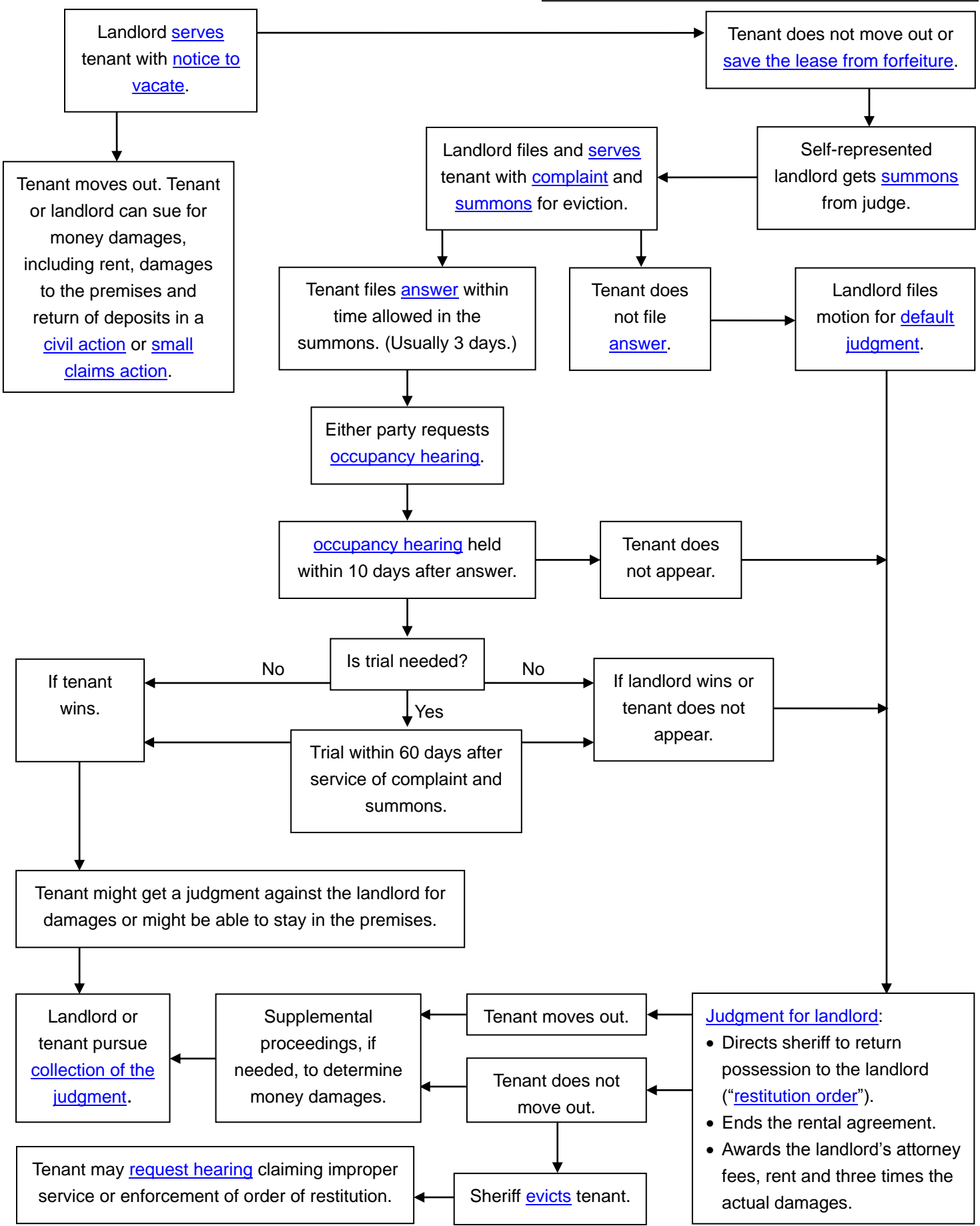


Eviction Summary

Is the tenant a service member? If so, see our page on [Lawsuits Involving Military Service Members](#).



Landlord [serves](#) tenant with [notice to vacate](#).

Tenant does not move out or [save the lease from forfeiture](#).

Tenant moves out. Tenant or landlord can sue for money damages, including rent, damages to the premises and return of deposits in a [civil action](#) or [small claims action](#).

Landlord files and [serves](#) tenant with [complaint](#) and [summons](#) for eviction.

Self-represented landlord gets [summons](#) from judge.

Tenant files [answer](#) within time allowed in the summons. (Usually 3 days.)

Tenant does not file [answer](#).

Landlord files motion for [default judgment](#).

Either party requests [occupancy hearing](#).

[occupancy hearing](#) held within 10 days after answer.

Tenant does not appear.

If tenant wins.

Is trial needed?

If landlord wins or tenant does not appear.

Trial within 60 days after service of complaint and summons.

Tenant might get a judgment against the landlord for damages or might be able to stay in the premises.

[Judgment for landlord:](#)

- Directs sheriff to return possession to the landlord ("[restitution order](#)").
- Ends the rental agreement.
- Awards the landlord's attorney fees, rent and three times the actual damages.

Landlord or tenant pursue [collection of the judgment](#).

Supplemental proceedings, if needed, to determine money damages.

Tenant moves out.

Tenant does not move out.

Sheriff [evicts](#) tenant.

Tenant may [request hearing](#) claiming improper service or enforcement of order of restitution.