

# LATE RENT EVICTION

RENT IS LATE

## LATE NOTICES

Your landlord must send 2 late rent notices before taking you to court.



### Late Notice #1

**5-day late rent notice** must be delivered by certified mail if payment is more than 5 days late

### Late Notice #2

**14-day rent demand** must be served

At least 14 days

## 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

Case dismissed or amount due reduced



Warrant of Eviction

Sheriff serves **14-day notice**

14 days

\* Sheriff removes you from property



Landlord and tenant reach settlement

Leave at time you agree OR



**\*Pay total amount due any time before this to avoid eviction**

The NYS Eviction Protection Act has changed the timeline in most eviction cases until May 2021.

This timeline shows how evictions normally work. Please [read our FAQ](#) for more information on the eviction moratorium.

Nassau Suffolk Law Services, February 2021

We make every effort to keep legal educational materials up to date. However, the situation is rapidly evolving. The information contained in this material is not legal advice. Legal advice depends upon the specific facts of each situation. These materials cannot replace the advice of competent legal counsel.