

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

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.

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

Landlord and tenant reach settlement

Warrant of Eviction



Sheriff serves **14-day notice**

14 days

* Sheriff removes you from property



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

Leave at time you agree OR



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.