

Are You Being Evicted?

Your landlord gave you an **Eviction Notice**. The Notice might tell you to pay rent or move out or to follow your lease agreement. If you do not do what the **Notice** says you must do, then you might be served a **Summons and Complaint**.

Served with an Unlawful Detainer Complaint (Eviction)



Once you are served with the court eviction papers, you have **5 court days** to respond. If you do not file your Answer within 5 court days, ask the court clerk if your landlord asked the court to enter a default judgment. If your landlord did not, file your Answer immediately at the court.



File An Answer – Form UD-105



Can be found at your local courthouse, or online at:

<http://www.lsn.net/eviction>



If You Don't File An Answer



If you did not file your answer before your landlord asked the court for a **Default Judgment**, you may get a paper that says **Notice to Vacate**. This paper will have the day and time the Sheriff is scheduled to lock you out. You can contact LSN if you get this paper. You might have other options.



Serve Your Landlord



Someone other than you (**must be 18 years old or older**), has to mail a copy of the the answer to the landlord and fill out a **Proof of Service - Form POS-030**. Take the completed form and the original answer, plus 1 copy to the court and file it.



Possibility of an Agreement



You have a right to a trial. You can reach an agreement with your landlord before Trial. The agreement should be written down and signed by you and your landlord.



Trial Notice



You should receive notice from the Court Clerk with the date, time, and location of your Trial. The Trial is typically set within **20 days**.



If Tenant Wins



The case will be dismissed, and you can continue to live in your rental home.



If Landlord Wins



If you lose at Trial, the Sheriff will put a form on your door called a **Notice to Vacate**. The Notice will tell you the date and time the Sheriff is scheduled to lock you out of the home. The Notice will set the lockout date for at least **5 days** after the Notice is issued.



Need more information?



If you need more time, you may be able to ask the court to stay a little longer. You can contact your local LSN office or visit us online at <https://www.lsn.net>