



EVICCTIONS

**You do NOT need to leave, even if you receive an eviction notice!
Don't let the fear win you over; you have rights!**

My landlord told me to leave, but I have not received an eviction notice. Do I have to leave?

- If you were told to leave verbally, by phone, email, or text, that is NOT valid! Use bit.ly/verbal-eviction or bit.ly/electronic-eviction sample letters to respond to the landlord in writing.

I have received an eviction notice (i.e., “Notice to Quit/Vacate”). Do I have to leave?

- All eviction notices must meet the following requirements:
 - be in WRITING, be delivered in person or over mail AND posted on the door
 - have **proper notice time** or amount of days (i.e., 3, 30, 60, 120). Check bit.ly/ttevicationsresources to see how many days!
- Respond to the landlord in writing using bit.ly/ttsampleletters!
- **EVEN IF** your eviction notice meets the requirements, **you have the right to STAY in your home until a court rules the eviction to be valid!**

What reasons can a landlord try to evict me for?

- Statewide eviction protections are available to **SOME** tenants under **statewide “just cause.”** This limits the REASONS to evict tenants to certain “just causes.”
- Ask yourself these questions bit.ly/just-cause-gs to find out if you are covered by statewide just cause!
- If you ARE covered, you can only be evicted for these reasons bit.ly/just-cause-eviction-reasons.
- If you are NOT covered, you may be covered by **local just cause** depending on where you live.
 - Contact legal aid by county at bit.ly/local-tenant-help.

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What if my landlord is selling the property?

- If you ARE covered by just cause, this is NOT valid UNLESS the property will be converted into something *no longer be used for rent*, like a community center. Changing owners is NOT enough.
 - *If you receive an eviction notice, respond to the landlord with this letter bit.ly/property-sale-eviction.*

What if my landlord is renovating the property?

- If you ARE covered by just cause, this is NOT valid UNLESS it requires a permit or addresses hazardous materials AND it must take *more than 30 days* and not be possible to work with tenants present.
 - *If you receive and eviction notice, respond to the landlord with this letter bit.ly/renovation-evictions.*

What can happen after an eviction notice?

- After the eviction notice days are up, the landlord **may** file for eviction through the courts, called an “Unlawful Detainer” or UD.
 - If they don’t file for eviction, you can stay in your home!
 - If they do file for eviction, you will receive “Summons” and “Complaints” court documents and have 5 days to reply. Seek legal aid or use the helpful online tool at bit.ly/tenant-answer. You will have a hearing and a judge makes a final call. *If you do not respond or respond late, you may automatically lose.*
 - If you win, you can stay in your home!
 - If the you lose, you receive a sheriff’s notice with 5 days to leave. The only person that can remove you is the **sheriff**.

Join the fight for tenants’ rights!

- Tenants Together is aware that these protections are NOT enough! **Talk to your neighbors about their protections and help us prevent evictions!**
- **You are not alone. We’re stronger together!** Visit bit.ly/tenants-union to learn how to form a tenants’ union.