QUICK OVERVIEW OF AN EVICTION SUIT Notice to Vacate (Must be written and will usually be a **Tenant Violates the Lease** Landlord Files a Petition for Eviction 3-day notice unless lease provides in Justic Court otherwise. **Note:** If CARES Act is (Usually non-payment of rent) applicable NTV must be for 30 days & can only be issued after July 25, 2020) **Landlord Obtains Eviction Judgment Eviction Trial in Justice Court** for Possession **Landlord Gets a Trial Date & Citation** (This is usually within 10-21 days and (Tenant will most likely lose and Issues the only issues to be heard are judgment for possession will be possession and rent) granted to landlord) **Landlord Obtains Writ of Possession Tenant Can Appeal Within 5 Calendar Constable Enforces Writ of Possession** (A 24-hour notice is placed on the **Days to County Court** (Constable or sheriff can remove door of tenant asking them to vacate tenant and their things after expiry of (Must do so with a bond or cash the premises or the constable or deposit or an Affidavit of Inability to the 24 hours after notice is posted on sheriff will) Pay)