

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 within 5 days of late payment

Late Notice #2

14-day rent demand must be served

At least 14 days

COURT CASE STARTS



Summons & 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

Leave at time you agree OR



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**

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.