



# How to Evict a Tenant the Right Way

Being stuck with a terrible tenant can be nothing short of a nightmare. You could be potentially dealing with unpaid rent, damage to property, and more.

Do not perform “do-it-yourself” evictions of dead-beat, non-rent paying tenants – call a lawyer. In fact, call a lawyer before you even choose a tenant. The biggest mistake that landlords make is failing to consult a lawyer before a lease commences.



## Step #1: Sending a Notice to the Tenant

The answer to how to start the eviction process begins with a notice. Before a lawsuit can begin, it is imperative to serve a written notice to the tenant. For unpaid rent, this will mean a pay or quit notice. A notice will work similarly for other violations.



## Step #2: Lawsuit

If the tenant fails to correct the violations, the next step is to file a lawsuit. You need to ensure that the summons for the same, are handed over to the tenant directly.



## Step #3: Trial

If the tenant responds to the summons within the stipulated period, a request to set the case for trial is to be made. Ensure that all your paperwork is in order. Once the judge rules in favor of the landlord, a Judgment of Possession is passed. The landlord then fills out a Writ of Execution, which is served to the tenant, which allows the tenant five days to move out.



## Step #5: Safeguarding yourself from Terrible Tenants

Well, as they say, prevention is certainly better than cure. It is imperative that you take every measure in ensuring that you do not land up with bad tenants. This would involve tenant screening including but not limited to criminal checks, income verification, character references, credit reports, rental history verification, and more.

