GUIDE ME: My landlord wants to evict me and I missed my court date and I defaulted and I have not been served with a notice of a scheduled eviction.

**Below is a list of options for you to read. Depending on your situation, one or more of these options may be of assistance.**

*If you do not show up for a court hearing, a landlord has the option of defaulting you as long as you are not in active military service. This means the landlord got a judgment for possession (eviction) and, if you owe rent, damages in the amount of the rent the landlord claims you owe. If you do nothing to remove the default, eleven days from the date of the default the landlord can request an execution and after that hire a county sheriff or constable to evict you.*

**Option 1. File a Motion to Remove Default:**

You can file a Motion to Remove Default Judgment. Learn more about filing this motion at www.masslegallhelp.org/housing/lt1-booklet-6-removing-default.pdf. If the court grants your motion to remove default, the judgement that had been entered gets canceled and you go back to where the case started.

**Option 2. Talk to Your Landlord:**

Many landlords are still willing to negotiate an agreement with you. If your eviction is because you owe rent, some landlords will still make a payment plan and let you stay as long as you can get caught up on your rent. Even if a landlord is not interested in letting you stay long term, many landlords will agree to give you a reasonable amount of time to move on your own because the landlord has to pay more money to have you forcibly evicted.

*The suggestions provided above are not legal advice and are provided as information only.*

*Whenever you have a legal problem, it is always best to talk to a lawyer who can give you advice that is uniquely tailored to your situation. The Massachusetts Legal Resource Finder can help you find lawyers and other legal help resources in your area.*