GUIDE ME: My landlord wants to evict me and I have received a letter or notice telling me to leave.

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

*This is the first step in the eviction process. You do not need to leave by the date stated in the notice. Your landlord can only start an eviction case against you after the date you are told to leave has passed.*

**Option 1. Educate yourself about your rights and options:**

Use this time to educate yourself about your rights and options. If you received a notice to quit for nonpayment of rent, you have the right to pay what you owe and stop the landlord from starting an eviction case in court.

Depending on the reason why the landlord has served you with a notice to quit, you may have defenses and counterclaims that you can raise in an Answer after the court eviction case has begun. Learn more about ways to stop or delay an eviction at: [www.masslegalhelp.org/housing/lt1-booklet-6-removing-default.pdf](http://www.masslegalhelp.org/housing/lt1-booklet-6-removing-default.pdf).

**Option 2. Talk to your landlord:**

Some landlords may be willing to resolve the issues underlying the notice to quit without going to court. 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.*