## Guide Me: Results

## My landlord wants to evict me and I had a hearing before a judge and lost and I have not been served with a notice of scheduled eviction.

*This means that a judgment for possession (eviction) and, if you owed rent, for damages has been entered against you. It will also state that you have to pay the landlord’s court costs and interest that has come due on any unpaid rent.*

*Eleven days after the date of the judgment, the landlord can request an Execution from the court. This is the legal document a landlord needs to schedule a date to have you physically evicted if you do not leave on your own.*

Here are some steps you can take

### File an Appeal

You can file an Appeal, but you only have 10 days from the date of the judgment to do this. Learn more about filing an Appeal here, https://www.masslegalhelp.org/housing/lt1-booklet-7-appeals.pdf.

### Seek a Stay of the Execution

You can file a motion seeking a stay of execution. If the court grants a stay of the execution it means the landlord cannot move forward with physically evicting you until the stay ends or is lifted. Learn more about how to file a Stay here: [www.masslegalhelp.org](http://www.masslegalhelp.org/)/housing/lt1-booklet-8-stay.pdf.

### Talk to Your Landlord

Even after you lose your eviction case, 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 physically evicted.

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