## Guide Me: Results

## My landlord wants to evict me and I had a hearing before a judge and I lost and I have been served with a notice of scheduled eviction.

*This means that a judgment for possession (eviction) and, if you owed rent, for damages has 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.*

*This also means that the landlord has gotten an execution from the court, has now hired the county sheriff or a constable to forcibly remove you from the apartment if you don’t leave on your own. Before a sheriff or constable can evict you, however, they must give you a written notice of the date and time you will be evicted, and this notice must be served on you at least 48 hours before the date of your eviction.*

Here are some steps you can take

### File a Motion to Stop Physical Eviction

Even after you have been served with a notice of physical eviction, you still might be able to get the court to stop or postpone a scheduled eviction. These stays are hard to get and are usually only granted when you have an emergency or can show that the landlord will not be harmed by granting a postponement of your eviction.

### 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 forcibly evicted.

### Apply for Shelter (aka Emergency Assistance)

You may be eligible for shelter if the eviction was because you could no longer afford your rent or did not do something to cause your eviction. Learn more about how to get shelter here, <https://www.mass.gov/emergency-housing-assistance-programs>.

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