GUIDE ME: My landlord wants to evict me

and

I missed my court date and was defaulted

and

I have now been served with a Notice of Scheduled 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.

**File a Motion to Remove Default:**

You can file a Motion to Remove Default Judgment. Learn more about filing this motion at [www.masslegalhelp.org/housing/lt1-booklet-6-removing-default.pdf](http://www.masslegalhelp.org/housing/lt1-booklet-6-removing-default.pdf).

If the court grants your motion to remove default, the judgment that had been entered gets canceled and you go back to where the case started.

**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 other do something to cause your eviction. Learn more about how to get shelter here, <https://www.mass.gov/emergency-housing-assistance-programs>

*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.*