## Guide Me: Results

## My landlord wants to evict me and I have received a letter or notice telling me to leave

*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.*

Here are some steps you can take

### 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: https://www.masslegalhelp.org/housing/lt1-pullout-12-evictions

### 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 money to have you physically evicted.

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