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How to Evict Someone from Your House Landlord Tenant Eviction PART 2

Stuck with bad tenants in your rental home? Uncover our proven strategies for landlord tenant eviction and learn how to someone from your house quickly and easily today with this **Part 2** of our Landlord Tenant Eviction Guide.

Have You Read Step 1 and 2? If No, Click here for **Part 1** of this Guide on How to Evict Someone from Your House

So What Happens After Your Tenant Receives the Court Summon?

At this stage, 3 things can happen:

1. Your tenant moves out - In general, more than half the tenants will leave after receiving a court summon. Congratulations! In this case, you can start looking for a new tenant right away.
2. Your tenant does not turn up for the court hearing - In this case, your tenants will have up to 7 days before the local authorities or police will forcefully remove them.
3. You tenant turns up for the court hearing - Read Step 3 below for more crucial tips on how to evict someone from your house with an eviction lawsuit.

How to Evict Someone - STEP 3: Fight Your Eviction Lawsuit in Court

If your tenant does to choose to turn up for court, then you will have to fight your lawsuit. Since real estate laws do vary in different areas and landlord tenant evictions can get quite messy and costly (if you lose the lawsuit), it's highly recommended that you turn to a local real estate lawyer to handle it for you.

To save time and money, you can make use of free legal matching sites such as **LegalMatch** to find suitable landlord tenant lawyers. How they work is simple - You fill up an online form with your info (area, legal issue and type of lawyer wanted) and they will reply with a list of local lawyers who fit your needs.

Do remember that it's vital that you remember to bring up the records of your tenant's rental payments and deliver your tenant a written notice in advance as we mentioned in step 1. Other helpful documents for your court hearing include any police reports filed against your tenant, property damage reports and property repair bills.

It's also important not to give your problem tenants any valid reasons to worm their way out of the landlord tenant eviction - So make sure that you repair any damages on the property that you are responsible for and do not accept any rent payments after you have started the legal process.

After you win the lawsuit, you will receive a court order to formally evict your tenant. In some cases, you can also request that the tenant pay for your legal fees.

In some countries you can forcefully evict the tenant yourself by changing the door locks and seizing any possessions that they have on your property. In other nations, you have to wait for the police or law enforcement officers to carry out the eviction. It's important to find out how to evict a tenant once you are awarded the court order.

Important Things to Watch Out for When You are Evicting Someone

Make sure that your written notice to quit is properly worded according to the landlord tenant laws of your country. This will greatly boost your chances of winning a landlord tenant eviction lawsuit if you have to file one later. It may also shorten the waiting period before you are allowed to evict someone.

Some devious tenants might try to file a counter claim when you threaten them with eviction. This counter claim usually will accuse you of violating your lease agreements or not maintaining the condition of your property according the standards in your country.

That's why it's always an excellent idea to keep written records of all complaints by your tenants and the actions you have taken to solve their problems. You should involve all the details like the date, time and any receipts for repair works. This will prove that you have been a responsible and responsive landlord.

Read what our visitors have to share below OR Scroll down to add your own comment

What are *Your* Best Ways of Avoiding OR Handling Messy Tenants Eviction?

If you are a landlord, eviction is never a pleasant thing but there are times where you will just have to face it. Do you have any effective tips to handle or even avoid evicting your tenants? Share your valuable experience with everyone here - We will love to hear your tips, comments and real life stories:

Enter Your Title (e.g. "How I Evicted My Tenants")

Share Your Tips, Comments and Real-Life Stories: [?]

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What Our Visitors Have to Say on Evicting Nightmare Tenants

Click on the links below to read the valuable tips that our other visitors have to share:

When to Begin Tenants Eviction ★★★★★

The first time I had to do a tenants eviction, I vividly remembered being told off by my landlord tenant lawyer. The reason for the scolding? My tenant ...

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