

Mediation vs. Going to Trial vs. Doing Nothing

Option	What Happens	Pros	Cons / Risks
Mediation	<ul style="list-style-type: none"> A neutral mediator helps both sides talk and reach a voluntary agreement. 	<ul style="list-style-type: none"> Usually free or low-cost Faster (often days or weeks vs. months) Keeps control in the hands of both parties Private and not part of a public record Can preserve the landlord-tenant relationship 	<ul style="list-style-type: none"> Requires cooperation Agreement is voluntary. If one side doesn't follow through, the other may still need to go to court
Going to Trial (Eviction or Civil Case)	<ul style="list-style-type: none"> The judge or magistrate hears both sides and makes a binding decision. 	<ul style="list-style-type: none"> Final, enforceable court order May feel fairer if one side won't cooperate 	<ul style="list-style-type: none"> Public record (eviction filings affect credit and housing) Slower and more formal Cost of court and attorney fees Outcome is out of your control
Doing Nothing	<ul style="list-style-type: none"> The party takes no action. 	<ul style="list-style-type: none"> Temporarily avoids confrontation 	<ul style="list-style-type: none"> Problem may get worse Landlord may still file for eviction Repairs or rent issues remain unsolved Loss of chance to negotiate or access assistance programs