Written communication from landlord stating number of days clients have to leave unit.

Has to be in writing- some landlords send text messages.

Ask: Did your landlord give it to you?
 Did it come from your landlord?

**Not required to leave yet but an eviction will be filed soon.**

**1. Notice to Quit**

Something received from the court that shows a hearing has been scheduled.

Will be mailed and show hearing information: date, time, judge. Hearings occur in at least 30 days

Encourage attendance!

Ask: Did you get something from the court?
 When is the hearing? Are you able to attend the hearing?

**Not required to leave unit yet.**

**2. Landlord/Tenant Complaint**

Occurs after the court hearing- whether or not they showed up. They will receive either:

A Pay and Stay- given 10 days to pay what they owe and will be able to remain in their unit
Possession: landlord was awarded possession of unit

Ask: Do you have a paper that says “Judgement” at the top?
 Is “Grant Possession” circled?
 Is “Grant possession if money judgement is not satisfied” circled?

**If tenant has a Pay and Stay- contact ERUC provider with the date Judgement expires.**

**3. Judgement**

When Pay and Stay expires, landlord can file for possession. They have up to 120 days to file.

Tenant has 10 days after possession is filed and a lockout date is given.

Must be handed to tenant directly by a constable or posted on their door. Cannot be delivered via text or digital message.

Ask: Do you have a paper that says “Possession” and paperwork stating date of lockout?

**This is when you’re required to leave the unit.
If lockout isn’t immediately- contact ERUC provider with date of lockout.
If lockout is that day, refer the family to the appropriate Street Outreach team**.

**4. Possession**