LEGAL PROCESS OF EVICTION

Private Landlord Tenant

Notice to tenant asking to move out

↓

Landlord files complaint in Small Claims
in the county where tenant lives

↓

Sheriff serves the complaint and summons

↓

Hearing in Small Claims Court

↓

10 days to appeal

Tenant Appeals

↓ → If Tenant files discovery
or other legal motions

↓

Case set in District Court
for next civil session ← Case Continued

↓

After judgment Landlord or Tenant have
30 days to appeal to the Court of Appeals

Tenant does not Appeal

↓

Landlord asks the Clerk
to enforce judgment
(to issue Writ of
Possession)

↓

Clerk immediately sends order to Sheriff
(Writ of Possession)

↓

In 2-3 days Sheriff notifies tenant
of order of possession

↓

Sheriff's padlocks (less than 7 days
from order of clerk)

↓

Tenant has 10 days to remove property or
landlord may dispose of it.