



# **The Complete Guide to Evictions**



A webinar by *turbotenant*

This webinar will be recorded and emailed to you after our session ends.

# **Everything You Need to Know About the Eviction Process**

- The Basics
- Average Cost
- Alternatives to Eviction
- Case Study

# Eviction Basics →



# What is an Eviction Notice?

- A document filled out by the landlord that provides reasons for eviction
- **Types:**
  - Pay or quit
  - Unconditional quit
  - Notice to comply or quit

**Pro Tip:** A self-help eviction is any action that a landlord takes to evict a tenant outside the legal means as outlined in state and local laws.

## Pay or Quit Notice

- Requires the tenant to either pay rent in full or vacate within a certain amount of time
- May be served the day rent is late, depending on your state



# Unconditional Quit Notice

- Requires the tenant to vacate within a short period of time without any opportunity for discussion
- Typically used when “a tenant has repeatedly violated a lease clause, has substantially damaged the rental unit, [or] is dealing drugs,” per [Nolo](#)



## Notice to Comply or Quit

- Gives the tenant a certain amount of time to fix the issue at hand (such as excessive noise)
  - If they don't comply within the time frame, they'll be given an unconditional quit notice

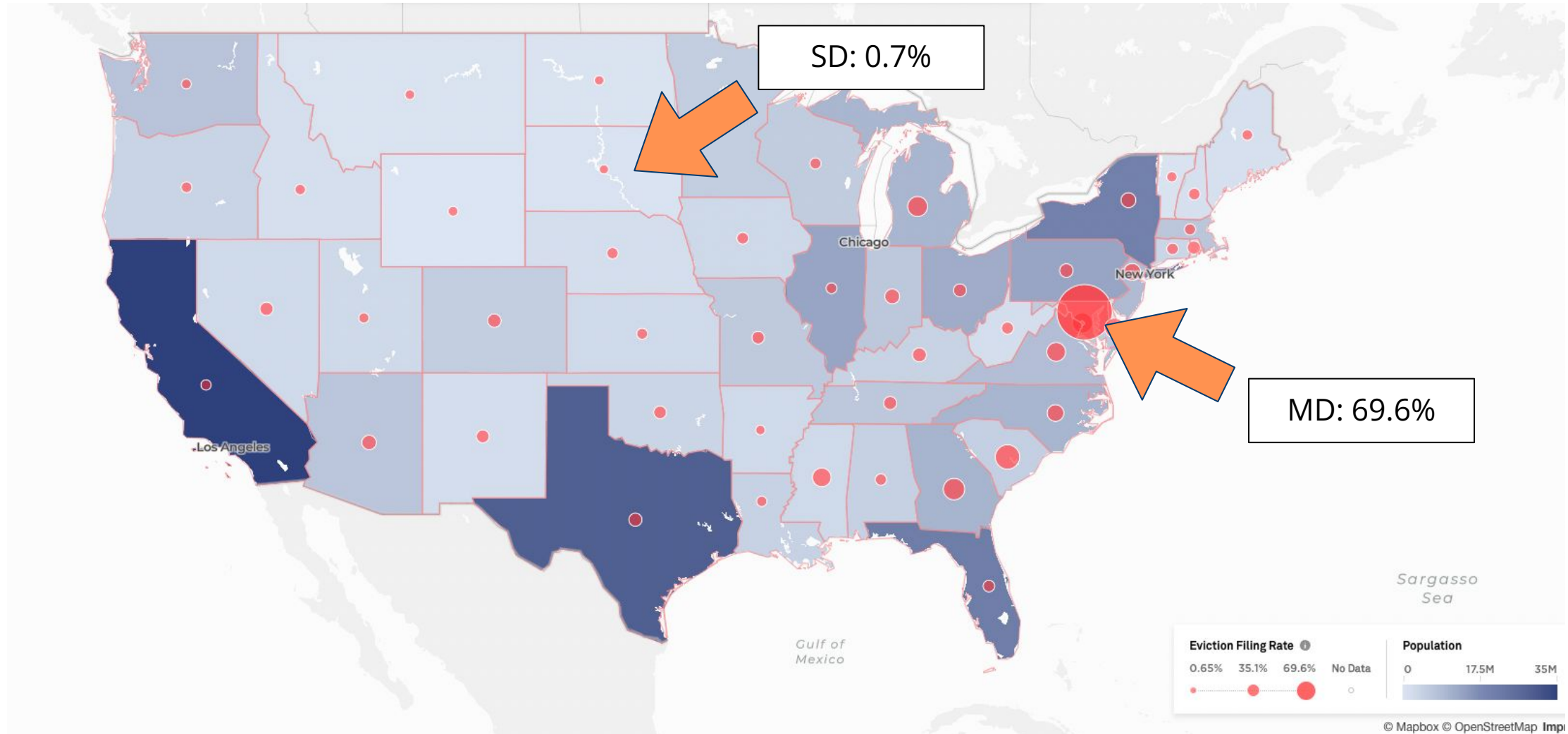


**How many eviction notices  
do landlords across America  
file in a typical year?**





# U.S. Eviction Filing Rate and Population in 2018

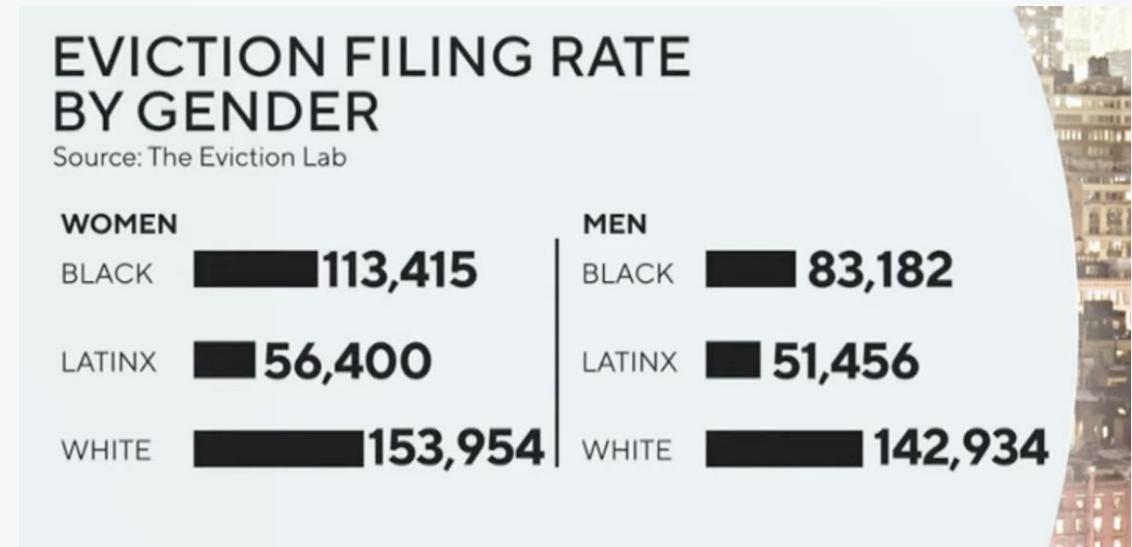


## The Impact of Eviction – Landlord

- Misses time with family to go to court
- Increases stress level
- Drains financials

# The Impact of Eviction – Tenant

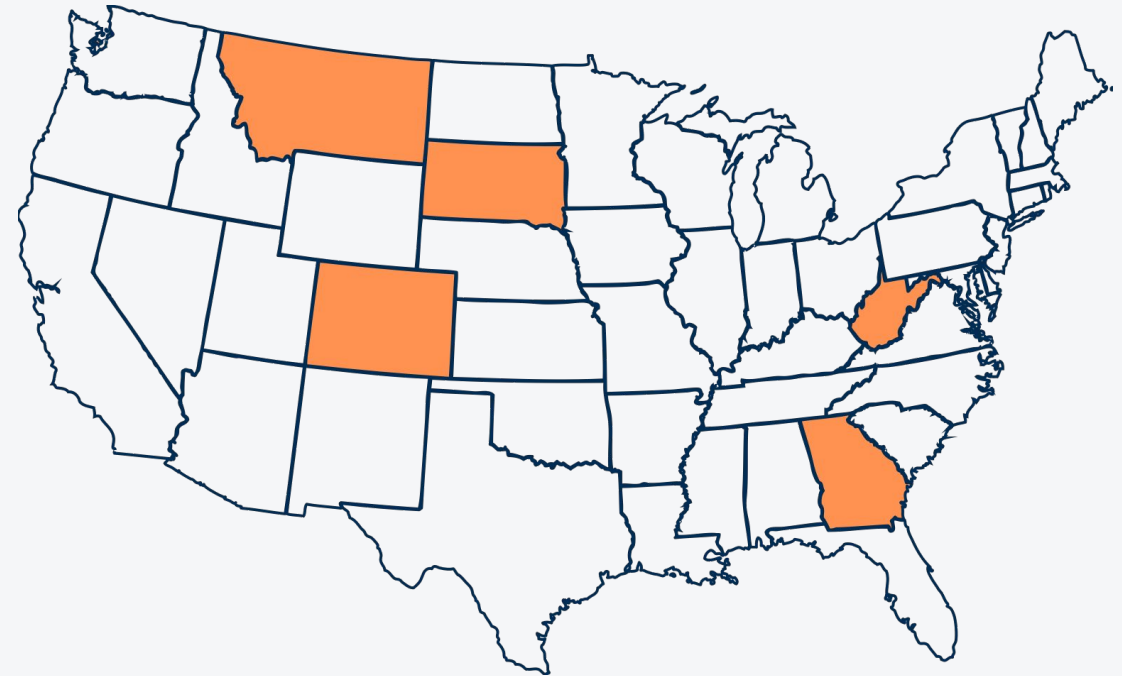
- Tenant:
  - Forced to find new housing
  - Can't have legal representation in many states, which increases stress
  - Hurts their credit and ability to find affordable housing in the future
  - Traumatizing for children



**Pro Tip:** Given their impact, evictions should only be used as a last resort. We'll share alternatives to evictions later in the presentation.

# Strictest States Regarding Eviction for Tenants

- According to [Realtor.com](https://www.realtor.com), the following states are the worst places to be evicted:
  - Colorado
  - South Dakota
  - Georgia
  - Montana
  - West Virginia



## Common Reasons for Eviction

- Payment issues/nonpayment of rent
- Property damage
- Keeping pets
- Illegal activity
- Anti-social behavior



# What requirements change from state to state?

- Eviction qualifications
- The type of eviction notice
- The amount of notice

**Pro Tip:** TurboTenant makes it simple to stay up to date with your local landlord-tenant laws.

# The Uniform Residential Landlord and Tenant Act (URLTA)

- Under URLTA, landlords must:
  - Comply with all building codes
  - Repair the building to ensure it is in good condition
  - Provide trash and recycling receptacles
  - Supply hot water and heat
  - Maintain the plumbing and electricity
  - Keep the area clean and safe



## URLTA and Tenants

- Tenants are required to:
  - Comply with all building codes in regards to safety and security
  - Remove garbage and waste from the rental
  - Keep the rental unit clean
  - Use appliances in a reasonable manner
  - Keep plumbing fixtures as clean as they are able
  - Not deliberately break or deface anything on the property
  - Conduct themselves in a safe and peaceful manner





# The Eviction Process in 5 Steps

1. Revisit URLTA and your local landlord-tenant laws
2. Review your lease agreement

## DOCUMENTATION CHECKLIST FOR COURT PROCEEDINGS



☐ Lease agreement



☐ Bank statements



☐ Renter's license



☐ Photos of damage



☐ Copy of eviction notice



☐ Email or text correspondence



☐ Deed to the property



☐ Any other proof of violations



☐ Post office receipt from mailing notice

# The Eviction Process in 5 Steps

3. Post an eviction notice that details:

- a. The reason for eviction
- b. Total damages and rent owed (as applicable)
- c. A timeframe for complying with demands
- d. The eviction date if your demands aren't met

4. Begin the eviction process in court

5. Evict the tenant and regain property

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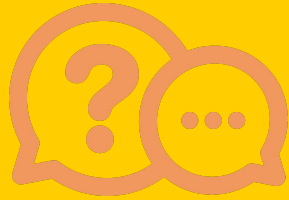
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## Regaining Property

- After the tenant has moved out:
  - The landlord can regain full use of the unit, including cleaning and changing the locks



# **The Eviction Process: Frequently Asked Questions**



## How long does the eviction process take?

- Two to three months on average
  - Dependent on the state and your unique eviction situation



## How much does it cost to evict a tenant?

- Varies, but the process averages \$3,500 per TransUnion
- Landlords pay:
  - Court fees
  - Legal fees
  - Tenant turnover fees
  - Other costs, like time and lost rent
- Some costs may be tax deductible



## Can I recoup unpaid rent?

- Possibly, depending on your accounting method:
  - **Cash accounting:** rent debt is uncollected income  
- can't recoup
  - **Accrual accounting:** if accrued rent is included in income but not collected, it can be written off as bad debt
- Or you could go to small claims court

## What if my tenant leaves personal items behind?

- Trash can be removed, but abandoned belongings with value should be treated carefully
- Per [Nolo](#), look up your state's rules regarding:
  - notifying former tenants about abandoned property
  - storing abandoned property
  - disposing of abandoned property
  - using funds from the sale of abandoned property



# Are there alternatives to evicting a tenant?

- Yes!
  - Convert to a month-to-month lease
  - Provide your tenant with rent relief resources
  - Cash for keys

## CASH FOR KEYS CHECKLIST



- Offer the agreement to your tenant and explain **how pricey** evictions are



- Sign and keep copies of **the agreement and** receipts of the payment



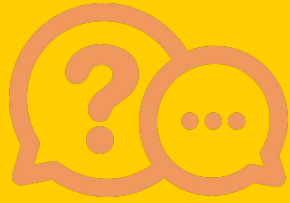
- **Pay your tenant** the agreed amount

## How do I avoid an eviction?

- Review your lease with a real estate attorney
- Prioritize tenant screening by leveraging background, criminal history, and credit checks
- Gather landlord references
- Maintain good documentation of all conversations, complaints, etc. relating to each tenant



**Pro Tip:** TurboTenant offers [comprehensive tenant screening reports](#) to help you find renters you can trust.



# Case Study

- Landlord Gurpreet “GP” Singh
- 20+ years of experience
- Context
  - Location: Montgomery County, MD
  - Tenancy of 15-18 months
  - Issue: Nonpayment of rent

Sources: [Brookings University](#) | [Eviction Lab](#) | [Nolo](#) | [Realtor.com](#) | [Rocket Lawyer](#) | [SmartMove](#) | [TurboTenant: Cash for Keys](#) | [TurboTenant: Complete Guide to Evictions](#) | [TurboTenant: Eviction Costs](#) | [TurboTenant: Guide to Eviction Timelines](#) |

**How long would you wait to formally begin the eviction process?**



**After receiving the court's  
money judgment, what  
would your next step be?**



**Once the court has set an  
eviction date, what would be  
your next step?**

