

HOLDOVER EVICTION

TENANT VIOLATED LEASE TERMS

LEASE ENDS or LANDLORD DECIDES TO END MONTH-TO-MONTH RENTAL

Notice rules in written lease apply if Landlord claims lease was violated

Landlord must send 30/60/90 day notice before refusing to renew

Tenant remains in property after end of notice period

COURT CASE STARTS



Notice of Petition Served

10-17 Days before court date

First Court Date

You may request an adjournment.

At least 14 days after first court date

Second Court Date

POSSIBLE OUTCOMES

Judge finds you have defenses

Landlord and tenant reach settlement

Warrant of Eviction

Case dismissed



Sheriff serves 14-day notice

OR

Leave at time you agree OR



14 days

* Sheriff removes you from property



The NYS Eviction Protection Act has changed the timeline in most eviction cases until August 31, 2021.

This timeline shows how evictions normally work. Please read our FAQ for more information on the eviction moratorium.