

Steps in the Eviction Process

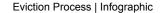
The Good, The Bad, & The Ugly from the Mediators Perspective!



possession/changes locks.

the court registry, case set for trial at future point.

move out of residence.



Money in Registry

Trial date, both sides make their case, Judge makes decision about situation/tenant moving. Does not happen often.



Tenant remains in property until future trial date, with continuing obligation of money into the registry until trial.

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Various positions for tenant

Settle:

- · No negative eviction history.
- They choose when they move.
- May have ability to move & not pay owed.
- · Cash for keys to help cover moving costs.
- Opportunity to move from a substandard unit.
- · Judge not making decision to move.
- · May be able to pay back rent owed over a period of time vs. having a judgment.
- May agree to a reduced consent judgment.
- · Could negotiate to remain in the property with a repayment for back rent owed.
- · Conflict resolved/suit is over.

DON'T Settle:

- · Eviction listed in public records.
- · No choice on move date.
- · Possible removal by Sheriffs' Office.
- · Trauma to children.
- · Judgment for eviction and monies owed.



Various positions for landlord

Settle:

- · Tenant moves on specific day/time.
- · Saves money by ending eviction process.
- Stops eviction process/no additional hearings.
- · Gives some insurance that tenant will not destroy the unit.
- · Helps to get unit back quicker.

DON'T Settle:

- · Possible for tenant to cause LOTS of damage.
- · Each step in process gets more expensive.
- · Tenant remains in unit longer.
- · Lost revenue in lost rent/damages.
- Tenant could move someone else in that is not listed in lease or part of eviction process.

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