



Steps in the Eviction Process

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



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Money in Registry

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

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Money in Registry

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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