

# The Eviction Process

The average amount of time for an eviction from start to finish will vary. The process can be as quick as three and half (3 1/2) weeks or extended to six (6) weeks. This time frame can be shortened or extended depending upon the actions of the tenant, legal holidays, the decision of the judge or commissioner and the sheriff's

## 1 Prepare and serve Tenant Notice

- ▶ If anyone other than LandlordSolutions serves the Tenant Notice, the server must sign an original Declaration of Service

▶ **\$50.00 - \$65.00**

## 2 Check occupancy after the Tenant Notice expires

- ▶ The property owner or manager needs to check for occupancy after the Tenant Notice expires

- ▶ If it is still occupied and no payment or arrangements have been made, please send us the following documents by fax, in person or mail to

2201 North 30th St  
Tacoma, WA 98403  
253.383.7787 fax  
866.877.9688

- 1 Original Tenant Notice
- 2 Copy of rental or lease agreement
- 3 Application
- 4 Agreement for Services

## 3 Tenant Notice and rental agreement will be reviewed

- ▶ If all paperwork is complete and accurate, a Summons and Complaint for the Unlawful Detainer will be drafted and then served by a licensed process server

## 4 Summons and Complaint is served

- ▶ After the Summons and Complaint is served, the tenant(s) will have seven (7) days to respond in writing (not including holidays)

- ▶ The seventh day is considered the tenant's response date. We will contact you to verify if the tenant has moved or if you have accepted any money from the tenant

- ▶ Please notify us **IMMEDIATELY** if the tenant vacates or if you choose to accept money so we can advise you of the total fees and costs that you may deduct from the tenant's payment. You are under no obligation to accept money after the original **NOTICE TO PAY OR VACATE** expires. Issuing a new notice or accepting any money at this time will stop the eviction.

▶ **\$150.00 - \$165.00**

## 5 Response Date

- ▶ On the business day following the "Response Date" LandlordSolutions will contact you to see if the tenant has paid, moved or given you anything in writing

- ▶ If the tenant does not respond then they are in default

- ▶ Next, the case will be filed and a judgment and a writ of restitution will be prepared and filed in court by your attorney

▶ **\$305.00 - \$345.00**

## 6 Tenant Responds

- ▶ If the tenant responds in writing to the Attorney or LandlordSolutions then LandlordSolutions will notify you of the response

- ▶ Your attorney will set a date for the "Show Cause Hearing" by going to the courthouse and getting a commissioner's approval. The show cause hearing is the tenant's opportunity to explain to the courts why they should not be evicted. We will notify you of the court date, as it may be necessary for you to appear with your attorney at the hearing. The tenant will also be notified by personal service and/or by mail. The show cause hearing will be 8-12 days after the date your attorney goes to court and obtains the courts approval for a show cause hearing date. A judge or commissioner will decide the outcome of the case. Your attorney will be prepared to file the judgment and writ of restitution in anticipation of the case being decided in your favor

▶ **\$537.00 - \$577.00**

## 7 Post the Writ

- ▶ A Deputy from the Sheriff's department will post the writ on the tenant's door the following business day and the tenant will be given three (3) business days after the day of service to vacate voluntarily

- ▶ If the tenant is still there it will be necessary to call the Sheriff's Department and schedule a physical eviction

- ▶ The date will be determined by the Deputy's schedule

- ▶ LandlordSolutions can be hired to schedule and be on site to execute your physical eviction

- ▶ Scheduling of the physical eviction will vary in each county

- ▶ **\$150.00 - \$300.00** (varies by county and number of defendants)

**LandlordSolutions**

[www.landlordsolutionsinc.com](http://www.landlordsolutionsinc.com)

2201 North 30th St  
Tacoma, WA 98403  
253.396.0010  
253.373.7787 fax  
866.863.8428 toll free  
dawn@landlordsolutionsinc.com  
jim@landlordsolutionsinc.com