

FILING AN EVICTION LAWSUIT FOR RESIDENTIAL PROPERTY

Notice:

Information or forms provided by the Clerk of the Circuit Court should be considered as basic information only and may not be applicable to every situation. The information is not intended to be used as legal advice. Specific guidance concerning filing a lawsuit, answering a lawsuit or questions about your particular situation should be directed to a qualified attorney.

Sample situations are listed below with the suggested form numbers that may be used to file an eviction lawsuit. The situations and suggested actions may not be applicable to every situation.

1. I am the owner and/or landlord and I have a rental agreement with a tenant. The tenant is not paying the rent. I want them evicted and I also want to collect the back rent that they owe.

Action: Complete forms COCIV64-CTFD61-CTFD57-COCIV30

#2. I am the owner and/or landlord and I have a rental agreement with a tenant. The tenant is paid up on the rent, but I do not want them to remain on my property because of various problems.

Action: Complete forms CTFD58-COCIV64-COCIV30.

#3. I am the owner and/or landlord and the tenants have vacated the rental property. Personal items were left and I want to remove them from the property. What do I do?

Action: Complete forms CTFD58-COCIV64-COCIV30

If you wish to claim any items, you will need to do your own research as to how to proceed.

#4. I have someone(roommate, boyfriend, girlfriend, family member) living in my house/apartment with me. There is no rental agreement. I do not want this person in my house/apartment any longer.

Action: The Clerk's office cannot advise you regarding this matter. You may want to consult an attorney.

#5. I am a tenant and the landlord/owner is evicting me. What should I do?

Action: The summons you received explains the process you need to follow. If there are additional questions, you may need to consult with an attorney.