



Notices and Eviction Language (Card Sort Format)

For each group print, cut apart and put in envelope

5 Day Notice	a written notice given to a tenant for a violation of the rental agreement, giving the tenant five days to fix the violation or move out.
14 Day Notice	a written notice given to the tenant for a violation of the rental agreement, giving the tenant fourteen days to move out; if you have a tenancy under a written lease, you must receive a prior 5-day notice with the right to correct the problem within 12 months before your landlord can give a 14-day notice.
28 Day Notice	written notice given to terminate a month to month tenancy.
Cure	to fix or take substantial steps to fix a violation of the rental agreement e.g. pay rent.
Eviction	the court process required to remove a tenant who has materially violated the rental agreement.





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Eviction Trial	if tenant disputes at return date, the matter is set for a trial.
Joint and Several Liability	a legal concept which means that each tenant in unit may be held solely responsible for the entire amount of rent or other damages, including that owed by other co-tenants.
Return Date	the date and time listed on the Summons and Complaint.
Self-help Eviction	an illegal action during which a landlord forces a tenant out of his/her rental unit without having gone through the formal eviction process.
Summons and Complaint	piece of paper landlord completes when he/she files for an eviction with the court.
Writ of Restitution	piece of paper stating the landlord has the right to require the tenant to leave the apartment, served on tenant by Sheriff Department. Tenant MUST leave apartment.

