



Notices and Eviction Language Answer Key

Notice/Eviction Terms:

28 Day Notice – (C.) written notice given to terminate a month to month tenancy.

Eviction – (E.) the court process required to remove a tenant who has materially violated the rental agreement.

Joint and several liability – (K.) 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 – (H.) the date and time listed on the Summons and Complaint.

Self-help Eviction – (F.) 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 – (G.) piece of paper landlord completes when he/she files for an eviction with the court.

5 Day Notice – (A.) 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.

Writ of Restitution – (J.) 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.

Cure – (D.) to fix or take substantial steps to fix a violation of the rental agreement e.g. pay rent.

14 Day Notice – (B.) 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.

Eviction Trial – (I.) if tenant disputes at return date, the matter is set for a trial.

