

EVICTIION PROCESS

NOTICE

The landlord must give you written notice before filing for eviction. After giving you the notice, you may have a limited time to move out, pay rent owed, or fix a problem. The landlord may send written notice in two ways:

1. Post the notice on your door AND send you a copy by certified mail.
2. The landlord, a process server (a person hired to give you the notice), or the sheriff can give you or a person in your home the notice in person.

SUMMONS

The landlord must give you official notice of when you have to go to court. This is called the "summons." The summons tells you when and where the hearing will take place.

AT THE COURTHOUSE

Before you speak to the judge, you may have a chance to talk to the landlord or their representative and work out an agreement. If you cannot make an agreement or would prefer to talk to the judge, you may ask for a hearing. The judge will listen to the landlord first, then you before coming to a decision.

DECISION

If the judge rules against you, you must follow the judge's directions. You may have only 48 hours to move out. If you do not move in time, the landlord can ask the sheriff to post a 48-hour notice on your door. After 48 hours, the sheriff will return to remove you and lock you out.

You **MUST** go to court or you will get a "default judgment." That means the landlord automatically wins the eviction and you will be evicted.



LANDLORD-TENANT RIGHTS

If your landlord does not keep the property safe & livable, you can:



Repair & Stay: Give the landlord written notice. If they don't fix it within two weeks, you can fix it and deduct the cost up to one month of rent. You must give your landlord an itemized bill.

Move Out: You must give written notice that if the repair is not made within two weeks, you will move out within a month of when you told them about the issue.

Essential Services: Your landlord must provide some essential services like heat and water. If they do not, there are other steps you can take and you can learn more about them at bit.ly/RequiredServices

Landlord Right of Entry

The landlord must give you 24 hours' notice before entering your home, and can only enter during reasonable hours (unless in an emergency). Tenants must let the landlord in for usual inspections and repairs.



If you leave anything behind after you move out:

If the landlord thinks the property has no value, they may throw it away. If the landlord thinks the property is worth something, they must hold it for 30 days and you may either pick up your property and pay anything you owe, or the landlord may sell the property and use that money to pay anything you still owe after that time.



RESOURCES



[OKLAW.ORG/ISSUES/HOUSING/EVICTIONS](https://oklaw.org/issues/housing/evictions)



[TULSALTRC.ORG/RENTING-TENANT/](https://tulsaltrc.org/renting-tenant/)



[WWW.SHELTERWELL.ORG](https://www.shelterwell.org)



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