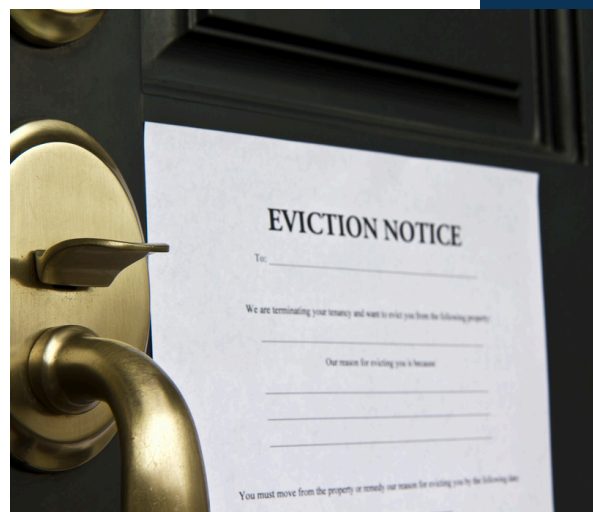




WHAT TO DO IF YOU RECEIVE A 14-DAY EVICTION NOTICE

A 14-Day Notice of Eviction and warrant of eviction is the last notice before an officer (marshal, sheriff or constable) comes to physically remove you from your home.

If you receive a 14-Day Notice of Eviction, *you will be evicted unless you ask the Court in writing* to stop or delay the eviction.



PLEASE FOLLOW THE STEPS BELOW IF YOU EVER FACE THIS SITUATION

- **Look at the notice carefully.** If the notice comes from the office of a marshal, sheriff, or constable and states a date of eviction, it is a 14-day notice of a warrant of eviction. The Court has already decided that your landlord can have you evicted. There was already a court date and the Court agreed with the landlord whether you were present or not.
- Landlords have to serve you with a rent demand 14 days before they can serve court papers to have you evicted. Did you receive this? If yes, read it carefully! A rent demand means there is a court date coming up that you must respond to! If you are getting a warrant of eviction – **this is an emergency and you must act immediately or you will be evicted!**
- The only way to stop or delay an eviction after service of a 14-day notice of a warrant of eviction is to **make a written request to the Court.** This request is called an order to show cause. Call LSHV (1-877-574-8529) immediately upon receipt of a warrant to ask for help preparing an order to show cause.



WHAT TO DO IF YOU RECEIVE A 14-DAY EVICTION NOTICE CONTINUED...

PLEASE FOLLOW THE STEPS BELOW IF YOU EVER FACE THIS SITUATION

- If you missed a court date, the Court will expect you to explain the reason you missed your date. The Court will also expect you to **have good reasons why the eviction should be stopped or delayed**. LSHV can help you prepare and write your explanations.
- **Collect all of your paperwork and proof**. Make copies of all the rent receipts you have, any paperwork from any program that helped pay your rent, and print out emails/texts and other correspondence between you and your landlord. If you have something that you think will matter in your case, get it ready. LSHV can review your proof with you and help you make the best case you can.

DO NOT IGNORE NOTICES! The 14-Day Notice of Eviction is typically the last notice before a physical eviction. Contact LSHV at 1-877-574-8529 if you receive the notice or have fallen behind in your rent payments.

Legal Services of the Hudson Valley

Phone: 1-877-574-8529

Email: info@lshv.org

Website: lshv.org