Timeline of the Eviction Process

This is a sample timeline of the court process for a residential tenant eviction. In this example, the landlord has given a no-cause termination notice that expired at the end of the prior month. Tenant did not move out at that time and the landlord files an eviction case, called a Forcible Entry and Wrongful Detainer, or FED, in court.

1	2	3	4	5	6	7
Landlord files eviction case in local Circuit Court	Process server serves the tenant with a copy of the FED complaint and a summons to appear in court.					
8	**9**	**10**	**11**	**12**	**13**	**14**
	First appearance hearing scheduled. Landlord and tenant must appear in court or else she/he will lose the case.*		Trial is scheduled between Day 11 (soonest)–Day 24 (latest possible).	On Day 11 or Day 12, if the tenant loses, sheriff or process server serves tenant with notice of restitution. Tenant has 4 days to move.		
15	**16**	**17**	**18**	**19**	**20**	**21**
	Sheriff removes tenant from the unit.					
22	**23**	**24**	**25**	**26**	**27**	**28**
		Latest possible date trial may be scheduled.				
29	**30**	**31**	1	2	3	4
			*In over 90% of all eviction cases, the tenant does not appear – often because there is no legal defense or there are no lawyers available or the time is too short to prepare – and thus the tenant loses automatically.			