



LAW OFFICE OF DAVID PIOTROWSKI



REPRESENTING LANDLORDS IN SOUTHERN CALIFORNIA

(877) 875-6958

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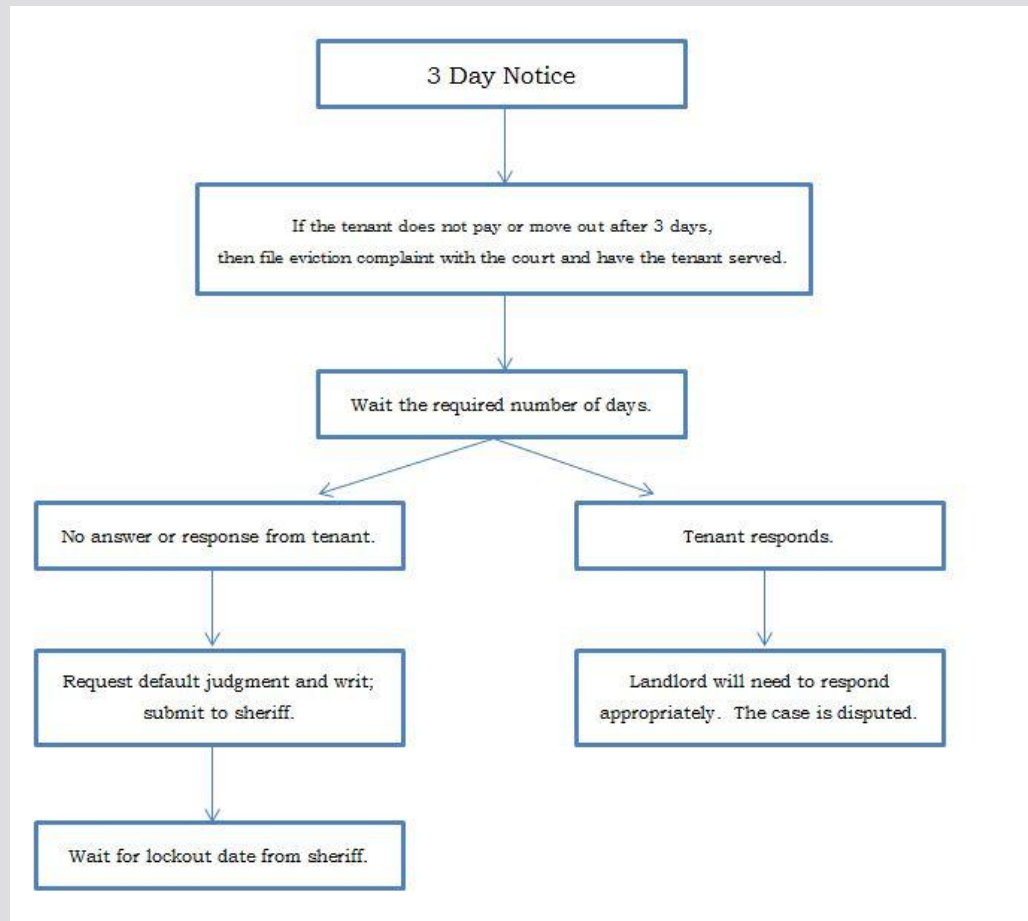


- Are you a landlord in the Santa Clarita Valley or San Gabriel Valley?
- Do you have tenants in your property who have failed to pay their rent on time?
- Or, are your tenants breaking essential terms of the lease?
- We can help by assisting you with an eviction.

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Overview of the Eviction Process



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- The tenant fails to pay the landlord.
- The landlord issues a "3 Day Notice to Pay Rent or Quit."
- If the tenant fails to pay within the specified time period, then an Unlawful Detainer (eviction) lawsuit is filed against the tenant.
- The lawsuit is served on the tenant.
- If the tenant fails to respond within 5 calendar days to the lawsuit (longer if the tenant cannot be personally served), then the landlord will seek a default judgment. If the tenant responds within the 5 days, then a court date may be set to argue the case.
- When your case is "won," the proper forms will be filed and submitted to the sheriff who will forcibly remove the tenant from the property if the tenant does not voluntarily move.
- Once you have the property back in your possession, you can change the locks and rent the house to new tenants.

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- Evictions can be complex and a slight mistake can cost you time and money.
- If you would like an attorney to assist you with your eviction in the Santa Clarita Valley or San Gabriel Valley, contact us today.
- We provide a free consultation.

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