

WHAT STEPS DO I NEED TO FOLLOW TO EVICT A TENANT

If your tenant is behind in rent you need to give them a 3 day notice to pay or vacate. If they pay in full within 3 days and you still want them gone, then you need to give them a 30 day notice to vacate.

If they are current in rent but you just want them gone you need to give them a 30 day notice to vacate.

See the back for different notice options.

After the 3 days or the 30 days (according to the notice) you then go to Justice Court, with a copy of the notice to get a "Summons and Complaint for Possession". The tenant must be legally served with a copy and then has 10 working days to respond to the court or vacate the property.

On the 11th working day you can then go back to Justice Court and request a "Writ of Possession". This gives the Sheriff's Office the authority to remove the tenant from the property.

LANDLORD / TENANT RIGHTS

Call 1-800-866-6899 Montana Legal Services Association

Ron Trippet, Montana Landlord's Association, 261-9000