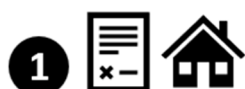


# THE EVICTION PROCESS IN VIRGINIA



## 1 Notice of Default or Termination

Before filing in court, the landlord must give you written notice of lease termination. It usually gives 5 days' (for unpaid rent) or 30 days' warning.



## 2 Summons for Unlawful Detainer

When the landlord sues, you will receive a Summons. It gives the date, time, and location for your first hearing in court.



## 3 Court Date

You must go to court if you want to fight your case. If it is only for unpaid rent, you might have the right to pay everything by the court date and avoid a judgment.



## 4 Judgment for Possession

If the judge rules for the landlord, they get a judgment for possession. This means they can take the next steps to evict you.



## 5 Appeal Period

After a judgment, you have 10 days to appeal. In that time, you will need to file appeal papers and pay the court all rent owed, an amount the judge will set.



## 6 Writ of Eviction

After getting a judgment for possession, the landlord asks the court for a 'writ of eviction.' It instructs the sheriff to schedule the eviction.



## 7 Eviction Notice

Soon after receiving the writ, the sheriff will give you a copy and a notice with the date and time they will return to evict you. This happens at least 72 hours before the eviction.



## 8 Extended Redemption

Up until two business days before the scheduled eviction, you might have the right to pay everything you owe and stay in the home.



## 9 Eviction by Sheriff

Unless the court or landlord cancels the eviction, the sheriff will return on the date and time on the notice to physically remove you and have the locks changed.

## GET LEGAL ADVICE AS SOON AS POSSIBLE

You might be able to fight your eviction. It depends on the facts of your case. Only an attorney can tell you for sure. The earlier in the process you learn your rights and options, the better chance you have to avoid eviction.



Call for free legal information and advice.

EVICTION LEGAL HELPLINE  
1-833-NoEvict

or

LEGAL AID  
1-866-534-5243

This is general legal information, not legal advice from an attorney. It is provided by the Virginia Poverty Law Center together with the Campaign to Reduce Evictions (CARE).  
[www.vplc.org](http://www.vplc.org) | [www.reduceevictions.org](http://www.reduceevictions.org)



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