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100% Effective Natural Hormone Treatment
Menopause, Andropause And Other Hormone Imbalances
Impair Healthy Healing In People Over The Age Of 30!

Evicted With Nowhere to Go

By dan the roommate man

Evicted With Nowhere to Go by dan the roommate man

You couldn't afford to pay the rent this month, but you were too scared to approach your landlord. Now you've come home to find a bright yellow Eviction notice taped to your front door. A million things zoom through your mind. What are you going to do? You can't afford to make the rent payment on your own.

You can't afford your rent... but you can't afford to ignore the situation either. You should seek assistance immediately after receiving an Eviction notice. Waiting and worrying will only intensify the negative situation. If you're lucky, you have friends, family members, or a local church that can all pitch in and help you out... but sometimes this simply isn't possible.

If, for some reason you can't find help through family or friends, and you are unemployed or didn't make enough money this month, you will need to investigate some government assistance programs to find out whether or not you qualify for financial aid.

The Department of Human Services emergency assistance program may be able to provide you with some relief. If your family has not received an emergency assistance check within the past 12 months, and you do not receive worker's compensation (ADC or GR), you may be eligible for a special payment equal to one month's regular welfare check. This check can take care of the missed rent and utility bill.

Otherwise, you should visit your local welfare department. If you qualify, a representative will become your case worker. This person will work the details out with your landlord—taking some of the pressure off of you. If you wish to stay in the apartment and the landlord wants you there, too, welfare will have him sign an agreement saying they can send him a check for the rent.

If you want to move, or your landlord won't agree to let you stay, welfare can help by paying for a security deposit, utility deposit and the moving costs for your new apartment.

For more information on local outreach programs, visit the Emergency Food and Shelter National Board Program's web page.. There you will find a box where you can type in your zip code and find the program nearest to you.

Since 1989 dan the roommate man has helped 1000's of people find roommates. Need help? Contact him at 800-487-8050 or www.roommateexpress.com

The Legal Process of an Eviction

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The Legal Process of an Eviction by dan the roommate man

In the event that a landlord decides to evict their tenant, he or she must follow certain guidelines. The landlord can legally evict you for three different reasons:

1. You miss a rent payment.
2. You violate the rules stated in the lease i.e. unauthorized pets, failure to leave after lease is up, etc.
3. You abandon the rental unit for more than half of the rental period and did not notify the landlord you would be leaving.

You can NOT be evicted for race, religion, children, nationality, or marital status. This is called discrimination. If you think this is why you are being evicted, you should contact an attorney because these things should not be a factor in your residency.

If the landlord has legal grounds to evict you, he or she must first notify you that there is a problem and tell you that you will be evicted if the problem is not fixed.

Once the problem has been spoken about, the landlord and tenant will usually draw up a written agreement to have whatever seems to be the problem fixed by a certain date (usually within 7 to 10 days).

If you refuse to correct the problem within the time frame agreed on, the landlord then must file a complaint with the county court. You will receive a copy of this complaint along with a summons to appear in court. The land lord CAN NOT legally evict you without a hearing. An eviction notice is much different than a court order. If he or she attempts to do force you out of your home without a hearing, contact the police or an attorney.

Once the complaint has been filed with the court, you will receive a "Notice of Hearing" setting a hearing date. If you wish to contest the eviction, you must file an answer with the court within five business days. You will also need to deposit any outstanding rent with the clerk of the court. If you decide to ignore the summons, the court is allowed then to issue the landlord a final judgement allowing the sheriff to evict you.

Failure to appear at the hearing at all causes eviction without question. If you go to the hearing and win, you have nothing to worry about. If you go and lose, you have the right to appeal. If you lose and do not appeal, you will be served with a "Writ of Possession". This is the eviction order of the court. In some states, you will also owe double the rent for the time which you stayed over, your landlord's legal expenses, and possibly court costs. After the time specified at the hearing is up, your landlord can

legally change the locks on your apartment and assert a lien on your possessions for the money which you owe him.

Hopefully you will never receive an eviction notice, but if you do, at least you'll know what to expect!

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