Landlord-Tenant Proceeding Flow Chart **Predicate Notices** Predicate Notices are Length of the Predicate served upon Notices will vary depending Tenant/Occupant(s) on the type of proceeding being brought forward. Petition and Notice of Petition are filed in Court and Tenant is **Examples of Predicate** served with a copy Notices include: 5 Day Late Rent Notice 14 Day Rent Demand **Tenant Appears/Answers** Tenant Defaults/ Does not Appear 10 Day Notice to Cure 30 Day Notice to Vacate **Resolution Part** Parties Conference the Case 30/60/90 Day Notice of Termination of Tenancy Court Conducts an Case Goes to Trial Case is Settled Via Inquiry Stipulation Default Judgment in Judgment in favor of Petition Dismissed due Judgment in favor of Favor of Petitioner/Landlord to Defects or Lack of Tenant/ Respondent Petitioner/Landlord Proof Court will Sign and Issue Warrant of Eviction Marshall Serves Warrant of **Eviction and Final Two-Week** Notice **Marshall Conducts Eviction**