



Eviction Notices

What is an Eviction Notice?

An eviction notice is the last notice a tenant will receive before an officer (marshal, sheriff, or constable) physically removes the tenant from a rental unit.

These officials are the only people that can legally lock occupants out of rental units (NOT landlords!) and these officials must give tenants a minimum of 14 days' notice before locking their doors.

Once the official gives the tenant proper notice, only a court order can stop the official from returning! See our flier titled "**How to Stop or Delay an Eviction**" for information on how to request a court order.

NOTE: Confusingly, tenants may receive two types of 14-day notices from landlords. Landlords must give tenants a 14-day *rent demand* before beginning a nonpayment proceeding in court.

A 14-day rent demand does NOT mean a tenant must leave—it just means that the landlord will begin a proceeding in court if the tenant does not pay the rent within the 14-day period. The final eviction notice discussed here is drafted by an official (marshal, sheriff, or constable), and informs the tenant that the official will enforce a warrant of eviction, and lock the tenant out, on a certain date.

Tenants who are uncertain about which type of notice they've received should contact the court, or Hudson Valley Justice Center at 914-308-3490 x 4, for assistance.