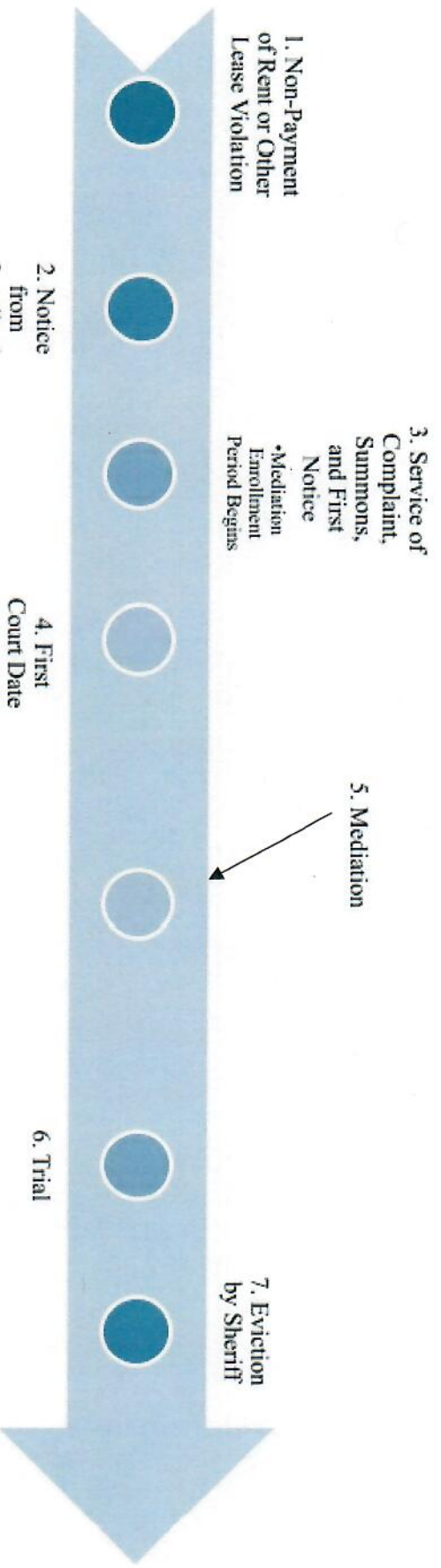


Rock Island County Eviction Timeline



1. The eviction process begins when a tenant violates their written or oral lease with the landlord. For example, by not paying the rent on time.
2. The landlord must give a written eviction notice to the tenant. It can be for 5, 7, 10, 14, or 30 days, depending on the legal issue and the type of housing the tenant lives in. The tenant can stop an eviction for non-payment of rent by paying the rent in full during the notice period. In some types of subsidized housing, the tenant also has the right to request a meeting with the landlord during the notice period to try to work things out.

3. After the notice period ends, the landlord can file an eviction case in court. The sheriff or a private process server will serve the tenant with the complaint (which says what you are being sued for) and the summons (which says when and where the first court date will be).
4. If the tenant misses the first court date, the judge can enter a default judgment, granting what the landlord requested in the complaint (usually eviction and money owed). The judge will call the case and determine whether the landlord and tenant have worked out an agreement regarding the eviction case. If yes, the judge will provide the appropriate Statewide form to the parties to complete: **Agreed Dismissal Order; Agreed Settlement Order with Status Date (Defendants Will Pay & Stay); or Agreed Settlement Order with Status Date (Defendants Will Move)** [click for links to each form].
5. If no agreement has been reached, the landlord and tenant will be required to complete mediation. Mediators are present at the courthouse and both the landlord and tenant must participate in mediation. See the **Mediation Toolkit** [click for link] for more information. After mediation, the mediator will provide a report to the court. If the parties reach an agreement, the mediator will provide the appropriate Agreed Settlement Order to the parties to complete and present to the judge for approval. If the parties do not reach an agreement in mediation, the parties will return to the courtroom to schedule a trial.
6. If a trial is necessary because the parties could not reach an agreement between themselves or in mediation, the judge will schedule the trial for the first available date. Eviction trials are always scheduled on Thursdays at 8:30 a.m. and are generally held in courtroom 100 (located next to the jail). The parties will be informed of their court date and time. At the trial, both parties can present their evidence and testimony. If the tenant has a defense (a legal reason to stop the eviction), the judge will dismiss the case. Otherwise, if the landlord proves their case, the judge will sign a court order approving the eviction and money owed (if requested in the Complaint) to the landlord.
7. The landlord must take the court order to the sheriff to schedule the actual eviction (the removal of the tenant and their belongings). The eviction can happen at any time after the date listed on the court order. Note: the sheriff does not actually remove the tenant's belongings. The sheriff's deputy will be present to make sure there is no interference or breach of the peace while the landlord removes the property.

PLEASE NOTE: A landlord cannot evict a tenant without a court order and assistance from the sheriff. Call the police if you are being illegally evicted!