

What To Do If You Receive a 14-Day Rent Demand

A step-by-step guide to help you navigate the legal system.

If you have failed to pay your rent on time the landlord may deliver a 14-Day Rent Demand. This is an official notice that you need to pay your rent before the 14 days are up or the landlord may take you to court.

Please note, you do not have to move out that day! Your landlord cannot put you out of the home, change the locks or remove your personal property. But they can take you to court to get their rent.



Please follow the steps below if you ever face this situation.

- 1.** Check if your landlord had sent you a notice by certified mail that your rent was more than 5 days late. If not, you could bring this up when you go to court.
- 2.** You received the 14-Day Rent Demand at least 14 days before a court case has been started against you.
- 3.** If you are able to pay the rent, **PAY IT** before the 14 days are up – the landlord must accept the money and cancel the case. (Keep in mind, most people will need to go to court and show the judge proof of payment to end the case.)
- 4.** There are other reasons why you have not paid the rent and you need to go to court- call LSHV and complete an intake form, an intake paralegal will follow up with you within three to five business days.
- 5.** If, for whatever reason, you cannot make it into court on your date contact the landlord and see if they will agree to a new date. Get this in writing and be sure to communicate this to the court clerk.

Pro-Tip! 

DO NOT IGNORE notices. Contact LSHV to get help once your landlord has sent you a notice!