

| Action | VT | VT - H.772 |
|---|-------------------------|---|
| Nonpayment Notice | 14 days | 7 days |
| Breach Notice | 30 days | 21 days |
| Breach - Serious Violations | 14 Days | 3 days |
| Owner Occupied/Shared Living Space | 7/21 Days | 7 days |
| Notice to End Month-to-Month rental agreement | 30/60 days | 30/60 days |
| No Cause notice (VT) - no written lease | 60/90 Days (90/120 BTV) | 30/60 days |
| Summons Purchased and served on Tenant | | |
| Entry Date | | |
| Case Filed with Court | after termination date | after termination date* |
| Answer Period/date | 21 days | 7 days |
| Status Conference Timing | 4-6 weeks after Answer | none |
| Damages Hearing | 4-8 weeks after Status | 30 Days after filing for dangerous 60 days after filing for nonpayment |
| Writ Timing | 7/14 days | 7 days |
| Personal Property | 15 days | restoration of possession |
| Post-Judgment (Appeals/Stay) | | |

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| Service Issues | Requires Alternative Service Order from Court | |
| Court Process Timing | 4-6 months non-jury; 6-12 months jury | 40-70 days |
| | | NOTE: NEW VT Process is ONLY for Nonpayment and Breach cases, all other evictions stay in current process |
| Other Processes | | |
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| NH | ME | NY (outside NYC) |
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| 7 days | 7 days - requires court info sheet be included | 5 day notice of past due + 14 written demand |
| 30 days | | |
| 7 days | 7 days | |
| | | |
| | 7 or 30 days | If lease term has expired, can start a holdover case without notice |
| | 7 or 30 days | Month-to-month tenants 30/60/90 Depending on length of occupancy |
| | Have to purchase summons from court | |
| | | |
| after termination date | At least 3 days before hearing date | After 14 day notice for nonpayment |
| | | |
| 7 days after service (return date) | | |
| N/A | | N/A |
| within 10 days of return date if Tenant files Notice of Appearance | Eviction Hearing date included on Summons (must be at least 14 days after service) | Court date given when case is filed between 10-17 days from serving Tenant |
| 5 business days | Issues 7 days after Judgment enters, 48 hours vacate after service | 14 days from service (Warrant of Eviction) |
| 7 days after move out | | At time of Warrant execution |
| Ability of Tenant to request up to 90 days of stay BUT have to make advance weekly payments of rent | 6 day appeal period (prior to Writ issuance); Appeal can be a new trial by jury; Tenant must pay rent while appeal is pending | Tenant can request Show Cause Hearing |

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| | Sheriff 3 tries on 3 separate days, can post copy and send through mail | allows "nail and mail" after 2 unsuccessful attempts |
| 30-45 days | 30-45 days | One month to several months depending on court schedule |
| *Landlord-Tenant Writ of purchased from the Court, if rent owed, must be claimed at time of filing. | | |
| | ME - possession only, rent and other damages in small claims | Licensee Case - someone a tenant invited to live in the premises without LL permission (unlawful occupant) |
| | | Squatter Case - someone that started living in the premises Holdover Case - Tenant with expired lease and no rent |

| NJ | MA | WA |
|---|--|---|
| not required except subsidized tenants | 14 days | 14 days |
| one month | | 10-60 days |
| 3 days | | 3 days (no cure) |
| | | 20 Days |
| | 30 days | |
| | | |
| | After termination date | |
| | between 7-30 days after service date (Monday) | |
| after termination date/immediately for nonpayment | After Summons Purcahsed and Served | after termination date |
| | | |
| ASAP, but accepted up to trial date | on or before the 1st Monday entry date | 7 days from service |
| N/A | | Show Cause Hearing - |
| Included in Summons - at least 21 days from service | 10 days after Entry Date - if tenant requests discovery, rescheduled for 2 weeks | Usually within 30 days of filing (show cause hearing) |
| 3 business days after served with removal warrant, tenants can request up to 7 business day extension | Writ issues 11 days after Judgment, possession 48 hours after service | 3 days after service |
| 30 days from possession date | | at time of possession |
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| Does have a hardship extension, but rent has to be current | | |
| up to 2 months | 1-2 months uncontested; months contested | 3-6 3 weeks |
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| CA* |
| 3 days |
| 3 days |
| 3 days |
| N/A |
| 30/60 days |
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| after termination date |
| 10 days from service (in-hand) - once default filed, no answer can be submitted; process for posting and mailing, which provides tenant with 20 days to Answer |
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| Plaintiff must request, timing not stated |
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| 5 days after service |
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| |
| 30-45 days |

*CA has different default timing if possession only vs. Possession plus money judgment

Can only get a judgment for amounts asked for in Complaint. If more rent accrues, have to file a separate case