

# Evictions-Evanston

---

## Types of notices:

- **10 Day Notice:**  
Given for non-payment of rent, may be issued anytime rent is unpaid.
- **30 Day Notice:**  
Given to residents that violate the lease provisions; for example being a nuisance to neighbors, keeping a pet in a pet free building.
- **30 Day Notice:**  
Given to a person with a month to month or verbal lease no reason is required to give this type of notice.
- **Non-renewal letter:**  
A letter issued to the tenant that the lease will not be renewed, at least 30 days prior to the end of the lease.

<b>You <u>can</u> be evicted because...</b>	<b>You <u>cannot</u> be evicted because...</b>
<ul style="list-style-type: none"> <li>● You do not pay your rent.</li> <li>● You violate terms of the lease.</li> <li>● You allow people to stay in your apartment illegally (for example have a guest stay for a long time)</li> <li>● You cause excessive damage to your unit or common areas.</li> <li>● You are a nuisance to your neighbors.</li> </ul>	<ul style="list-style-type: none"> <li>● You ask for repairs to be done.</li> <li>● You call the city's inspection department to complain about conditions and request an inspection.</li> <li>● Your landlord does not like you.</li> <li>● You are sick or disabled.</li> <li>● You do not speak English well.</li> <li>● You organize and meet with other neighbors regarding problems in your building.</li> </ul>

