

Legal Services Corporation of Delaware, Inc.

A non-profit law firm and community education organization assisting low-income families in Delaware

www.lscd.com

I just received an eviction notice. What should I do? ^[1]

ACT FAST!

The 24 hour eviction notice means that the Constable will be back in a minimum of 24 hours. If you are still there, he will make you leave. The constables only work during daylight hours, Monday through Friday. So, if the 24 hour notice is posted on Friday, you will have at least until Monday morning. If you do not have all of your belongings out of the house by the time the Constable comes back, you will have to leave them behind.

The landlord can remove your belongings and store them or leave them where they are for 7 days.

If the landlord wants to, he can charge you for storing your property. If, at the end of 7 days, you have not claimed your property, the landlord can do whatever he wants with your property including keep it, sell it, or leave it on the street. He cannot hold your property hostage until you pay the rent but he can ask for his storage costs.

Printed: December 13, 2019

<http://www.lscd.com/node/422/i-just-received-eviction-notice-what-should-i-do>

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