

Eviction FAQ

How soon can my landlord evict me after court?

After a judgment in court, you have at least **21 days** before you can be evicted. Here is the process:

1. **Writ.** Landlord can file Writ of Possession 10 days after the judgment.
2. **Alias Writ.** Landlord can file Alias Writ of Possession 11 days after the Writ of Possession.
3. **Lockout.** Landlord can schedule a lockout any time after filing Alias Writ of Possession. This usually takes another 7-10 days.

How do I find out the date of the lockout?

- Call Municipal Court at **215-686 7950** to see if the landlord filed the Alias Writ of Possession.
- Once the landlord files the Alias Writ of Possession, call Messerman at **215-563-2133** to find if the lockout date is scheduled.

How do I get my things back after a lockout?

1. **Check your lease.** See if it states how long your landlord must keep your things after a lockout.
2. **Ask the landlord to store your things for 30 days.** It is best to send your request by text, email or letter within 10 days of the lockout.
3. **Schedule a date to get your things within 30 days.**

Your landlord may:

- Give you one single day to get your things out.
- Move your things to another location.
- Charge you for the cost of a storage facility.

Your landlord may not:

- Refuse to let you get your things.
- Charge you a fee or back rent to get your things.

