



What To Do If You Are Facing Eviction

An eviction (or “active forcible detainer”) notice is like a written warning that has a deadline.

1 2 3 There are steps you can take to help you stay housed.

1 Know your rights

To evict a tenant, landlords must have a legal cause.

Once there is a cause, landlords can end the lease by giving notice to the tenant. The length of notice depends on the reason.

7-Day Notice to Pay

Not paying rent. You have 7 days to pay the rent; if you do not, the landlord can file an eviction lawsuit.

14-Day Notice to Remedy

Violating the terms of a lease. If you do not fix the violation, the landlord can file an eviction lawsuit on the 15th day.

14-Day Unconditional Quit Notice

If you violate the lease in the same way within 6 months after a previous notice, the landlord does not have to give you time to fix the violation before filing an eviction lawsuit.

No Lease/End of Lease

If tenants stay in the rental unit after the lease term has expired, landlords must give tenants notice before evicting them.

Kentucky landlords cannot evict:

- Out of discrimination.
- As a form of retaliation for:
 - Letting officials know about health or safety violations.
 - Asking for repairs

2 Learn the process

Once you receive an eviction notice, it is important to act.

1. Get your paperwork in order

Make sure you have a record of your lease or rental agreement, history of rent paid, and any communications with your landlord.

2. Know your timeline

The number of days you are given before the landlord can file an eviction lawsuit against you depends on the reason (see above).

3. Notice to summons to court date

Once the notice has been given and if you are unable to fix the problem, your landlord will need to serve a summons and complaint. The date of the summons must be at least 3 days before the court hearing. *YOU MUST ATTEND THIS COURT HEARING.* If you do not show up, the judge will grant permission to the landlord to have law enforcement remove you and/or your things from the property 7 days after the court hearing date.

4. Continue to pay your rent

Pay rent if you can while you wait for your court hearing. Failing to pay your rent will lead to the court automatically ruling in the landlord’s favor.

5. Verdict in favor of the landlord

You have 7 days after the verdict to appeal and/or to vacate the property.



Get help

Connect with local agencies that can help you with emergency funding or with legal aid.

Help to pay bills

Visit a WayPoint Center

- **Black & Williams Center** – 498 Georgetown St., Room 104
- **Charles Young Center** – 540 East Third St., Room 202
- **About:** Operated by United Way of the Bluegrass and serve as a neighborhood resource to support family financial success and stability.

Call 2-1-1

- **Call 2-1-1** to connect with essential resources in the Lexington area.

LFUCG Community & Resident Services – Community & Resident Services

- **Contact:** call Community & Resident Services at (859) 300-5300 to schedule an appointment.
- **About:** supports individuals and families in sustaining safe housing environments and achieving financial self-sufficiency.

Community Action Council (CAC)

- **Contact:** (859) 233-4600
- **Location:** 710 W High St, Lexington, KY 40508
- **About:** Help for households with active forcible detainer cases are automatically screened and connected with assistance if eligible.

Help with the legal process

Kentucky Fair Housing Council

- **Contact:** (859) 971-8067 207
- **Location:** E Reynolds Rd, Ste 130 Lexington, KY 40517
- **About:** Provides help to victims of housing discrimination.

Legal Aid of the Bluegrass (L.A.B.)

- **Contact:** (859) 431-8200
- **Location:** 300 E. Main Street, Suite 110 Lexington, Ky 40507
- **About:** Provides advice to tenants typically after they have received eviction paperwork. Helps with applying for emergency funds, negotiating with landlords, filing bankruptcy, and representing clients in court.

