



# North County Property Group

## California Eviction Process Flowchart

### Eviction for Contract Breach, Usually Nonpayment of Rent

### Eviction Terminating Tenancy Per Terms of Lease Agreement

NCPG Serves  
3-Day Notice to Tenant

NCPG Serves  
30/60-Day Notice to Tenant

Tenant Pays  
Rent , Resolves  
Breach of  
Contract, or  
Moves Out

Tenant Does  
NOT Pay or  
Resolve  
Contract or  
Move Out

Tenant Does  
NOT Move Out

Tenant Moves  
Out Within  
Provided  
Timeline  
(30/60 days)

End of Matter

NCPG's Attorney Files Unlawful Detainer  
Complaint, Tenant Has 5 Days to Respond

End of Matter

No Response  
From Tenant

Tenant Files Answer

Tenant Files  
Demurrer or  
Motion to Strike

Tenant Files  
Motion to Quash  
Summons

NCPG Enters  
Default  
Judgment

Hearing With Judge

Sheriff's Notice  
to Tenant  
(5 days to vacate)

Tenant Wins

Tenant Loses

Sheriff's Eviction  
of Tenant

Eviction Process  
Must Start Over

Tenant Files  
Answer

End of Matter

Memorandum to Set For Trial

Mediation and/or Settlement Conference

Trial

Property Owner Wins

Tenant Wins

Sheriff's Notice

• Tenant Stays in Possession  
• Tenant Pays Back Rent  
• Tenant Recovers Attorneys Fees

Sheriff's Eviction

End of Matter

This flowchart represents the general eviction process in the State of California and is for informational purposes only. It does not constitute legal advice or represent exact legal steps and procedures.  
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