



RESIDENTIAL EVICTION INFORMATION

- After the landlord purchases the writ, the Clerk's Office should deliver the writ to the Civil Bailiff Department within two (2) to four (4) business days.
- Once the writ is received in our office, the Deputy Bailiff will notify the landlord and tenant by mail that the tenant has four (4) calendar days to vacate the premises. The landlord may call the Bailiff Department to be advised of that date. When the four (4) calendar days expire and your tenant has not moved, it is the **landlord's responsibility** to call the Bailiff Department to schedule a date for the eviction. It is important to do this as the writ **EXPIRES** ten (10) calendar days after it is received in our office.
- The **morning** of the eviction the landlord must call and confirm with the Deputy Bailiff between **8:35 and 9:00 am** that the tenant has failed to move and the eviction should proceed. Failing to call will result in a cancellation of the eviction. **The landlord must personally speak with the Deputy Bailiff, a message is not sufficient.** Before placing this call the landlord should check to see, **without entering**, if the rental unit is occupied or vacant and if the tenant has left belongings behind. The landlord should also let the Deputy Bailiff know if the tenant has made threats or poses a threat to anyone.
- The Deputy Bailiff will then meet the landlord at the property at the scheduled time to supervise the eviction. Do not enter onto or in the property without the Deputy Bailiff. Please be on time with required personnel and materials to meet the Deputy Bailiff.
- **The Deputy Bailiff has authority over all people and property during the eviction. Any and all negotiations between landlord and tenant must be completed before the eviction.**
- The landlord **must** provide a minimum of four (4) physically capable people (suggested age 18 or older) **who all must be able to move/lift heavy furniture and/or appliances**, plenty of cardboard boxes and plenty of contractor bags. The landlord needs caps for gas lines and appropriate tools to: change locks, disconnect appliances, or disassemble furniture. The landlord may also need a hand truck for heavy items. During bad weather, the landlord **must** supply adequate rolls of plastic or tarps to protect the items placed outside. If there are any vehicles left on the property, the landlord is responsible for towing and storage at the time of the eviction.
- Failure to abide by all of the conditions set forth in this information can result in the cancellation of the eviction.

**THIS IS AN INFORMATIONAL DOCUMENT AND IS NOT INTENDED AS ADVICE
REGARDING LEGAL RIGHTS.**

**Civil Bailiff Department
419-245-1915**

Kevin L. Smith
Acing Chief Civil Bailiff
419-245-1908

North District

Reggie Keel
Deputy Civil Bailiff
419-245-1910

Julie Willhauck
Deputy Civil Bailiff
419-245-1913

South District

Ann M. Mauder
Deputy Civil Bailiff
419-245-1909

Greg Davis
Deputy Civil Bailiff
419-245-1914

West District

James A. Roman
Deputy Civil Bailiff
419-245-1912

Tiffany Phenix
Deputy Civil Bailiff
419-245-1916

Southeast District

Sherhonda Haynes
Deputy Civil Bailiff
419-245-1911