

Chicago Eviction Notice Types

In Chicago, an eviction is a legal process. First, your landlord must give you an eviction notice. You have a right to "cure" (or, "remedy") the issue during the notice time period. Then, your landlord must file a case in court after the number of days indicated has ended. You must be served a summons to court where you will have a chance to defend yourself. If you don't go to court, you will lose by default. If you lose an eviction case, only the Sheriff can remove you from the property with an eviction order from the judge.

5 Day Notice of Non-Payment

Your landlord may give you a 5 Day Notice for non-payment of rent. This gives you 5 days to pay the amount owed as indicated on the notice. After the 5 days is up, your landlord may file an eviction case against you. You still have the right to "cure" (i.e. pay the rent) up until an eviction order is entered against you.

10 Day Notice of Lease Violation

Your landlord may give you a 10 Day Notice for a lease violation. This gives you 10 days to "cure" the violation. You can write a "cure letter" to your landlord stating how you have fixed the lease violation or how you will ensure the lease is not violated in that way going forward. After the 10 days ends, and if the violation issue isn't cured, your landlord may file an eviction case against you.

Non Renewal Notice

At the end of your lease (whether it is a yearly lease or a month to month lease), your landlord may give you a notice that they are not renewing your lease or that they are increasing your rent. Notice requirements depend on how long you have lived in the unit:

Less than 6 months: 30 days

6 months to 3 years: 60 days

More than 3 years: 120 days

If the notice is a non-renewal notice, once the appropriate notice time has expired and if you have not yet moved, your landlord may file an eviction case against you.



**Have more questions about
notice types? Chat with us at
www.rentervention.com or
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