

# Tenant Rights

Your guide for navigating an eviction for nonpayment of rent.



## 3 Day Notice

Your landlord **MUST** give you a **3 Day Notice** for nonpayment. If you pay within three days of the notice (excluding Saturdays, Sundays, and court holidays), they cannot evict you. If you haven't already, **call Gulfcoast Legal Services for assistance now.**



## Responding to the 3 Day Notice

If you do not pay the full amount due or voluntarily vacate the premises, within the 3 day time period in the notice, the landlord can file an **eviction action** against you in county court. If you can't pay the full amount, talk with your landlord to create a payment plan or see if the landlord will take partial rent.



## Partial Rent

If you pay partial rent due within the 3 day time period, your landlord may continue the eviction if they:

- Give you a **receipt with the balance of the rent due BEFORE** filing the eviction;
- Place the **rent into the court registry** when they file the eviction; or
- **Post a new 3 Day Notice** for nonpayment with the new amount due. **You will then have three more days to pay** (excluding Saturdays, Sundays, and court holidays).



## Summons & Complaint

After you are served with a summons and complaint, (which is done personally or by posting it on your door and mailing it to you), **you must respond within five days** (excluding Saturdays, Sundays, and court holidays). You must also **pay the amount of rent** the landlord says you owe into the court registry.

If you disagree with the amount, pay the amount you think is due and file a Motion to Determine Rent along with your Answer. Make sure to call and schedule a hearing by calling the judicial assistant. **A GLS attorney may be able to help you with this.**

Not responding will result in a default judgment. This means you will not see a judge, and you will be evicted.



## Court Date

Answering and paying rent into the court registry does not ensure a case win.

You must have a **"legally sufficient"** reason for nonpayment. (Not having the money is not legally sufficient.)

GLS may be able to assist.



727-821-0726 (Pinellas)  
941-746-6151 (Manatee or Sarasota)  
[www.gulfcoastlegal.org](http://www.gulfcoastlegal.org)