

Eviction Court “Standard Agreement”

This flyer explains the Standard Agreement and what choices you may have.

Landlords and tenants who want to settle an eviction case can accept the Standard Agreement

What this means if you are a landlord:

- Depending on the offer to your tenant, you agree to allow the tenant to remain in the property if they pay everything they owe in 7 days **OR** allow to tenant to move out and turn in keys in 7 days.
- You and the tenant can agree to a different timeline/deadline.
- If the tenant follows the agreement, the case will be **dismissed without an eviction judgment.**

What this means if you are a tenant:

- Depending on the offer by your landlord, you agree to either pay everything the landlord says you owe in 7 days **OR** move out and return your keys to the landlord in 7 days.
- You give up your right to argue your case, your right to a jury trial, and your right to appeal.
- If you follow the agreement, the case will be **dismissed with no eviction judgment** against you.
 - You may still owe money to your landlord.
 - The case will still be public record.

If the agreement is *not* followed, at the next court date the judge may enter a judgment with immediate possession against the tenant. The tenant is ordered to vacate immediately and if they do not, the landlord can begin the process of a “set-out” one day earlier than a normal judgment. The set-outs are conducted by the Sheriff’s Office to remove the tenant and their belongings.

The alternative to the Standard Agreement is to have your hearing that day in court (or the judge might set another day for the hearing).

Both parties will present evidence to try and win their case. If the judge decides in favor of the landlord, an eviction judgment will be entered against the tenant ordering them to vacate in 7 days. After those 7 days, the landlord can begin the process of the set-out with the Sheriff’s Office. The tenant can appeal this decision within 7 days. If the judge decides in favor of the tenant, the case is dismissed with no eviction judgment against them. The landlord can appeal this decision within 7 days.

Questions? Contact one of the Court’s Eviction Diversion Specialists



Briona: 502-595-4547



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Need Legal Advice? Contact Legal Aid Society



502-584-1254



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