

Hampton Roads Rental – Eviction & Legal Process Overview

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Eviction Process & Legal Compliance (VRLTA)

Hampton Roads Rental follows Virginia Residential Landlord and Tenant Act (VRLTA) regulations for legal eviction proceedings. Below is a step-by-step overview of the process.

1. Late Rent & Notice to Pay or Quit

- Rent is due on the **1st of each month**.
- A **5-day Pay or Quit Notice** is issued if rent is unpaid by the **5th**.
- If rent is paid within **5 days**, no further action is taken.

2. Unlawful Detainer Filing

- If rent remains unpaid, an **Unlawful Detainer (eviction lawsuit)** is filed in **General District Court**.
- Tenant is served with a court date, typically **within 21 days**.

3. Court Hearing & Judgment

- If the court rules in the landlord's favor, a **Writ of Possession** is issued.
- Tenant is given **10 days to appeal or vacate** the premises.

4. Writ of Possession & Eviction Enforcement

- If the tenant does not vacate, the **sheriff executes the Writ of Possession**.
 - Tenant belongings may be set out per Virginia law.
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Legal Fees & Costs

- **Filing Fee:** \$X
 - **Attorney Fees (if applicable):** \$X
 - **Sheriff Lockout Fee:** \$X
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Tenant Rights & Landlord Responsibilities

- Security deposits **cannot be used for unpaid rent** unless specified in lease.
 - Repairs must comply with **VRLTA habitability standards**.
 - Illegal eviction (lockouts, shutting off utilities) is prohibited under VRLTA.
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Frequently Asked Questions

1. Can a tenant stop an eviction by paying late rent?

Yes, if paid **before court judgment**, the case is dismissed.

2. How long does the eviction process take?

Typically **4-8 weeks**, depending on court scheduling.

3. What if a tenant abandons the property?

Landlords must **follow legal abandonment procedures** before re-renting.

◆ Hampton Roads Rental – Ensuring Legal Compliance for Property Owners. ◆