

KNOX COUNTY

EVICITION DEFENSE GUIDE

SOCM

WHAT IS AN EVICTION?

An eviction is a series of legal actions taken against a tenant by a landlord with the intention to reinstate ownership of a certain unit of property back into their possession and remove any current occupants.

When moving throughout the eviction process, it is helpful to keep a record of your interactions with your landlord and to always pay your rent when possible. If a landlord does not let you pay your rent, obtain proof of that!

Look to the contacts below and the timeline on the back for further assistance.

CONTACTS AND RESOURCES



HOUSING & ENERGY SUPPORT

LEGAL & COURT ASSISTANCE

CONTACT US

Statewide Organizing for Community eMpowerment (SOCM)

- P. O. Box 12667, Knoxville, TN 37912
- (865)249-7488
- info@socm.org



Legal Aid of East Tennessee

Knox, Loudon, and Sevier Counties

- 607 W Summit Hill Drive SW, Knoxville, TN 37902
- (865)637-0484
- <https://www.laet.org/contact-us/>

Community Mediation Center (CMC)

CMC Main Office

- Old Courthouse, Suite 305, 300 Main Street, Knoxville, TN 37902
- (865)594-1879
- <https://2mediate.org/contact-us/>

Knox County Community Action Committee (CAC)

- Ross Building, 2247 Western Avenue, Knoxville, TN 37921
- (865)546-3500
- Executive Director: barbara.kelly@knoxcac.org
- Human Resources: CACHR@knoxcac.org

Knoxville Utilities Board (KUB)

- 4428 Western Avenue, Knoxville, TN 37921
- (865)524-2911
- <https://www.kub.org/about/contact-us/>
kubfibersupport@kub.org

STANDARD EVICTION TIMELINE AND TIPS

THE FOUR MAIN PHASES AND IMPORTANT REMINDERS

1 WRITTEN NOTICE TO QUIT

This is the first sign that there is a potential issue with your current inhabitation. At this stage, you should: **be able to identify the concerns your landlord is having with your tenancy.**

A written notice to quit is generally required before filing an eviction in court.

2 DETAINER WARRANT FILED

This is the first court action taken to evict a tenant. At this stage, you should: **receive an official warrant that provides a court date, time and location for a civil hearing concerning your tenancy.**

During this time, you can contact an attorney, negotiate with your landlord, and plan to attend your upcoming court date.

3 COURT APPEARANCE

In this phase, a general sessions civil court hearing will take place. At this stage, you should: **try to negotiate a fair deal or appear before a judge to present your case and defend your tenancy. Do not skip your court date, or you will lose the chance to enforce your rights!**

If there is no court date, there is no eviction.

4 JUDGMENT FOR POSSESSION & EVICTION

If you arrive at this final phase, a judge has ordered that you are to be evicted from your current residence. A landlord cannot use force or threaten to remove you, only law enforcement can physically remove you. If law enforcement becomes involved, cooperate and communicate calmly.

At this stage, you should: **vacate the property within 10 days after the decision was made or file an appeal.**