

How Long Does an Eviction Stay on Your Record?

How Long Does an Eviction Take to Appear on Your Record?

Generally speaking, evictions begin to appear on your credit report as well as your rental history report anywhere from 30 to 60 days from when the civil judgment is filed in court.

How Long do Evictions Stay on Your Record?

Generally, evictions stay on your record for seven years. After the seven year period expires, evictions are deleted from public record and thereby from your credit report and rental history. So if you've got an eviction on your record and can't get anyone to lease to you, in the worst case scenario you can just let the eviction lapse from public record after seven years. Bottom line – the answer to the question of how long does an eviction stay on your credit report or any other type of record is seven years.

There's an Eviction on my Record – How Can I Rent?

How long does a eviction stay on your credit report? As we covered, the timeline is seven years, so worst case scenario, you just have to wait it out for seven years until it is cleared from your report. However, there are other alternatives. For instance, it is possible to have evictions removed from your record prior to the seven year expiration via expungement. While it's not always possible to have an eviction removed, it certainly doesn't hurt to try. Additionally, you may have previously made amends with your previous landlord who evicted you. If that's the case, contact them and see if they would consider contacting your new would-be landlord to explain the situation and vouch for you as a tenant.

Finally, another solution to getting approved for a lease with negative information on your record is simply to be up front and honest with your new landlord about your past. Explain your side of the story and tell them how you've learned from it. You may be surprised how many landlords will still be willing to work with you, even with an eviction or other negative information on your record.

How Else Can I Get My Rental History in Order?

You can essentially get your rental history in order the same way that you would go about getting your credit score in order – by pulling it, analyzing it and identifying ways to make it better. That's why we recommend that you pull your rental history well before you go out looking and applying to new apartment complexes.

It's inexpensive to do and will enable you to see everything that's on your report. By pulling your report, you'll be privy to the same information that landlords will be able to see when they run tenant background checks on you, so there won't be any surprises during the application process and you'll have a better idea of whether or not you'll be approved or denied. If there are negative marks on your report, first make sure that they're all accurate. If they are, take measures to either attempt to have them removed or adjust your behavior so that you clean up your act.

Remember, if your rental history is less than stellar, you're not alone. It's just a question of taking measures to ensure that you position yourself as best as you possibly can during the apartment or house leasing process. And this all starts with pulling and examining your rental history report.

Find out if eviction records appear in your rental history before your landlord does...

When landlords run background checks on new renters, they often run an eviction court record search to see if there are past eviction cases. It is possible to have an eviction record expunged (sealed) so that landlords will not see the record on a background report.

Any court eviction records (i.e. unlawful detainers – “UDs,” or forcible entry/detainers – “FEDs”) found are listed under this section. An unlawful detainer is a court order filed by a landlord in an attempt to either evict or collect money from a tenant who owes on his rent or has otherwise violated his lease agreement.

Important Read Now

- ✔ Many eviction cases end up being dismissed or settled, after paying any money owed or remedying any lease violations.
- ✔ In most states, eviction records remain on your background report for 7 years – regardless if it resulted in an eviction.
- ✔ Just because an eviction case was filed does not necessarily mean that the final outcome was an eviction.

Did you know...?

If you have an eviction record on your background, you can petition the court in the county where the case was filed to have the record expunged, or sealed. This typically requires filing a petition with the court and paying a filing fee (fees vary widely by state – contact the county court for an exact amount). Your chances that a judge will agree to expunge a case are higher if the case did not result in an eviction. If you still have an outstanding balance from an eviction case, you should pay the balance before petitioning the court for an expungement.

Educate Yourself About Common Eviction Types

Judgement	Description
RP \$1395 NPR	Restitution of Premises (RP) means the defendant must surrender the property to the Plaintiff and nonpayment of rent (NPR) amount.
Amended Eviction, Non-Payment of Rent	The tenant admitted to not paying rent.
Amended Eviction, Failure to Vacate	Failure to vacate (defendant was ordered to surrender the property and did not do so).
BRA	Broken rental agreement.
DISM	The plaintiff dropped the case or the case was thrown out by a judge.
Dismissed without Prejudice	The parties involved independently reached an agreement.
Dismissed with Prejudice	The case was thrown out by a judge and may not be re-filed by the plaintiff.
Settled	The parties involved independently reached an agreement.
Stricken	Stricken means one or both parties did not show up for the hearing.
Writ 6/22/12	Writ issued (an order signed by a judge requiring the defendant to vacate the premises).
Canceled	The case was canceled before the court hearing date.
Forcible Detainer	The judge agreed with the landlord that the tenant should be evicted.
Civil New Filing	If no other records follow a case labeled "civil new filing" then the case was canceled or dismissed.