

**Date:** [Date]

**To:** [Tenant Name(s)]

**Property Address:** [Full Property Address]

**RE: NOTICE OF EVICTION COURT FILING**

Dear [Tenant Name],

This letter is to formally notify you that an eviction lawsuit (Unlawful Detainer) has been filed against you in the [Name of County/District] Court on [Date].

**Case Details:**

- **Case Number:** [Insert Case Number]
- **Court Name:** [Insert Court Name]
- **Court Address:** [Insert Court Address]

The legal basis for this filing is as follows: [State reason, e.g., Non-payment of rent / Expiration of lease / Lease violation].

You will receive an official summons and complaint from a process server or the sheriff's department shortly. These documents will provide the specific date, time, and location of your court hearing. It is important that you read those documents carefully, as they contain information regarding your right to file a written response and the deadline for doing so.

Failure to appear in court or respond to the summons may result in a default judgment against you, which would grant the landlord possession of the property and may include a monetary judgment for unpaid rent, late fees, and legal costs.

If you wish to discuss a settlement or move-out agreement prior to the court date, please contact [Landlord/Property Manager Name] immediately at [Phone Number/Email].

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Contact Information]