Steps to Eviction Proceedings in Arkansas

File in Court

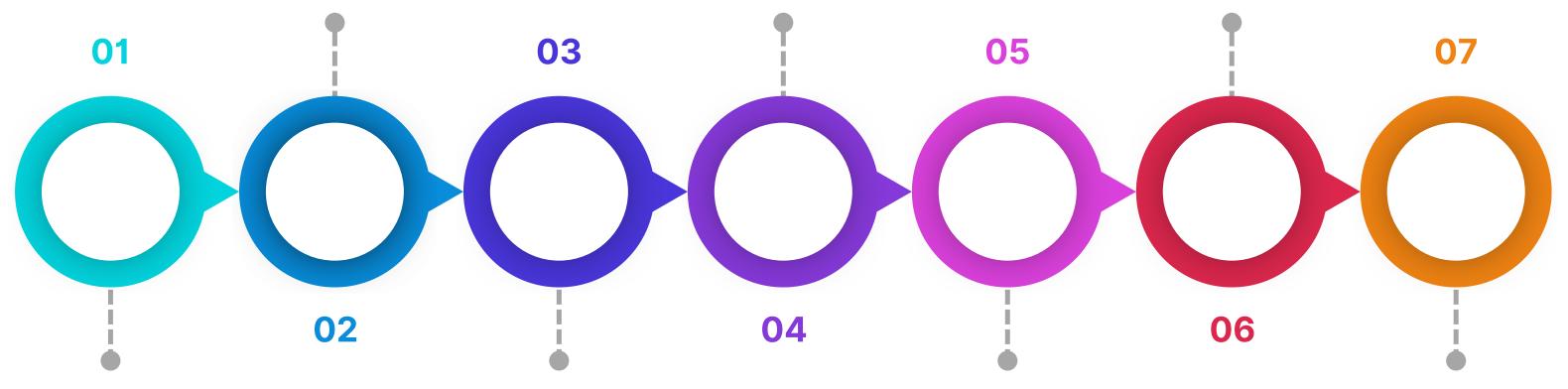
After the period in the notice has passed, a unlawful detainer lawsuit will be filed in Circut Court.

If No Objection?

The Writ of Possession is issued and a lockout date will be scheduled with the county sheriff department.

What if I Want to Sue for Damages?

The tenant will then have 30 days to respond to the unlawful detainer complaint previously filed and a hearing for damages will be scheduled.



Notice to Vacate

The unlawful detainer process begins with a Notice to Vacate. Generally, this will be a 3 day notice.

Tenants Served

Tenants will be served by a process server. The tenant will have five days to respond and object to the Writ of Possession.

Tenant Objects?

A possession hearing will be scheduled in circuit court. If the Judge grants the Writ of Possession then the lockout date will be scheduled.

How long will this take?

The general timeline for an eviction proceeding from notice to lockout can be 30 to 60 days. However, this period could be longer if tenant is evading service, objections are filed, or the Sheriff has a backlogged schedule.

