

STATE	STATUTE	NOTICE TO QUIT — TIME TO CURE OR VACATE	WHEN LAWSUIT CAN BE FILED	RULES FOR SETTING COURT HEARINGS	RULES FOR SERVICE OF WRIT BY SHERIFF	TIME UNTIL EVICTION
Alaska	Alaska Stat. § 09.45.090 (c) Alaska Stat. § 09.45.110 AK Civil Rule 85	7 calendar days. If sent by registered or certified mail, then an additional 3 days provided.	On the 8th day. Tenant need not file a written answer to summary eviction.	Summary trial must be held at least two days after service of summons and complaint for eviction, and not more than 15 days after case is filed. AK Civil Rule 85.	Sheriff authorized to serve, but timelines unspecified.	10 days to 24 days.
	Alaska Stat. § 09.45.120			No continuance longer than 2 days without assurances given to landlord.		
Arizona	Ariz. Rev. Stat. § 33-1368 Ariz. Rev. Stat. § 33-1377	5-day notice.	On the 6th day. No written response required. Once the lawsuit is filed, tenant can still cure by paying all past due rent, court fees, attorney's fees and costs.	Summary trial must be held not more than 6 days and not less than 3 days from the date of the summons.	Landlord may apply within 5 days of judgment. Landlord may discontinue utilities on the day following execution of writ.	15 days to 18 days.
				No continuance for longer than 3 days in justice court or 5 days in superior court.		
California	Cal. Code Civ. Pro. 1161 Cal. Code Civ. Pro. 1170.5	3-day notice.	On the 4th day. Tenant is allowed 5 days to file a written response. Tenant must file a written response or default.	Trial required only if contested. Must be held within 20 days.	Writ of possession gives tenant 5 days upon service to leave voluntarily.	14 days if uncontested. 34 days if contested.
Colorado	Colo. Rev. Stat. § 13-40-104 Colo. Rev. Stat. § 13-40-107.5 Colo. Rev. Stat. § 13-40-111	3-day notice.	On the 4th day. No written answer required.	Summons must be served no less than 5 business days nor more than 10 calendar days from the date it was issued. Summons must also be served at least 5 business days prior to the scheduled trial.	Writ of restitution issued after 48 hours of judgment.	11 days to 16 days.
Idaho	Idaho Code Ann. § 6-303	3 business days' notice.	On next business day.	Summary trial is available within 5 to 12 days after tenant is served with summons.	Unspecified.	9 days to 16 days.
Nevada	NRS 40.253	5-day notice. Supreme Court of Nevada instructions interpret this as "judicial days."	Noon of the 5th judicial day after service of the notice. Tenant must file an affidavit indicating that he is not in default to avoid a lock-out.	Court will set a hearing if tenant files an affidavit. If tenant does not file an affidavit, the court may or may not hold a hearing. The court may enter an order based solely on landlord's declaration for summary eviction. Once the order is signed, landlord may lock out tenant.		6 judicial days to 8 judicial days if uncontested. If contested, it depends on justice court schedule. In Las Vegas, 13 to 15 days.
	Nevada JCRCP 104 Las Vegas JCR 34			Justice court rules allow individual courts to set schedules for hearing. Las Vegas Justice Court, for example, requires hearings to be held within one week of the filing of a complaint.	Issued within 24 hours of judgment.	

New Mexico	N. M. Stat. § 47-8-33 N. M. Stat. § 47-8-43 N. M. Stat. § 47-8-46	3-day notice.	On the 4th day.	Matter brought by owner for possession must be held not less than 7 nor more than 10 days after service of summons.	If owner prevails, writ must be served not less than 3 nor more than 7 days post judgment.	14 days to 21 days.
				Matter brought by tenant for possession must be held not less than 3 nor more than 5 days after service of summons.	If tenant prevails, writ must be served within 24 hours post judgment.	
				Continuance of trial allowed up to 7 days.		
Oregon	Or. Rev. Stat. § 90.394 Or. Rev. Stat. § 90.392	72 hours if rent is 7 days late, or 144 hours if rent is 5 days late.	On the 4th day.	A first appearance hearing is scheduled 7 days after service of summons to determine whether tenant should stay on the premises pending trial.	Tenant must move within 4 days of notice of writ.	15 days if uncontested. 30 days if contested.
				Tenant must appear and file an answer at first appearance if he wants to contest the eviction.		
				Trial will be held within 15 days of the first appearance.		
Utah	Utah Code Ann. § 78B-6-802 Utah Code Ann. § 78B-6-812	3-day notice.	On the 4th day. Tenant is allowed 3 days to respond upon service of summons. Tenant must file a written response or default.	Either party may request a hearing after the complaint is filed. Hearing will be set within 10 days of tenant filing an answer.	Tenant must move within 3 calendar days of order of restitution.	20 days.
Washington	Wash. Rev. Code § 59.12.030	3-day notice.	On the 4th day.	Trial date must not be less than 7 days nor more than 30 from the date of service.	A writ of restitution may be applied for while the case is pending, with posting of a bond.	11 days to 34 days.
					If upon entry judgment for nonpayment of rent, the terms of the lease have not expired, tenant has 5 days to pay the judgment and costs to be restored to the estate.	
					In all other cases, judgment may be enforced immediately.	