

JUST FOR STARTERS

- Summary ejectment is a unique remedy requested by a property owner by filing a civil lawsuit.
- Requirement #1 is a landlord-tenant relationship.
- Meeting that requirement makes the plaintiff eligible for preferential procedural rules directed at obtaining a fast, cheap judicial decision in the case.
- Just as in any other civil lawsuit, the plaintiff must prove their right to relief by introducing evidence establishing each of the essential facts (*essential elements*) by the greater weight of the evidence.
- The essential elements that must be demonstrated vary depending on the reason for SE.
- There are four – and only four – reasons (*grounds*) for SE.

WHAT YOU NEED TO KNOW

- Remember that you're filing a **lawsuit** asserting that the tenant (*defendant*) **breached** the **contract** (*lease*) in a manner justifying the court to order the **remedy** of summary ejectment.
- If you have a written lease, it's your most important piece of evidence.
- You need to know the legal ground for your lawsuit so that you know what the essential elements of your case are. In other words, what do you have to prove?
- You need to know in advance the evidence you'll present to prove each element.
- You need to know whether you're seeking any remedy other than SE, and if you are, the essential elements of that claim.
- You need to know what are – and what are not – applicable defenses to the ground you're alleging.