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After a Sheriff Eviction, Locksmith Services Must Be Contracted by Landlords by Cheryl Lawner

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There is one job that landlord's dread above all others: Evicting tenants. This unpleasant task can go one of two ways - Either the renters agree to a peaceful departure, or they refuse to leave in a timely manner. When the situation escalates and tenants do not leave willingly, many landlords are faced with no other option than to seek out a sheriff eviction, a locksmith and take matters into their own hands in reclaiming their property.

Starting the Eviction Process

The first step to a successful eviction calls for landlords to write a notice to the renters, with a clear explanation as to why they are being asked to leave the house or building. In some cases, this can be as simple as a Pay or Quit notice, where the tenant has the option to pay back-owed rent and be permitted to stay at the residence or quit paying and promptly leave. Other times it is for a breech of the rental contract and the renter has no option but to leave. If the renter does not voluntarily leave the property after the initial request, the landlord can file an unlawful detainer, which will be served upon the renter. If the unlawful detainer is granted by a judge, the court will issue a "writ of possession," which states that law enforcement will remove them from the property.

What Happens During a Sheriff Eviction?

The sheriff deputy will arrive at the property and request that the tenant remove their belongings at once. If the tenant complies, the deputy will supervise the removal of the tenant's belongings and ensure that everything is removed. If the tenant refuses, or is not present at the site, the sheriff can have a locksmith change all of the locks to the exterior of the building. The tenant is hereby locked out of the property, and their possessions are seized and taken by law enforcement.

After a Sheriff Eviction, Locksmith Companies Can Assess The Property for Security

After a successful sheriff eviction, a locksmith may go through the property and assess any areas where security may still be compromised at the request of the landlord. Changing the locks is always the first step after an eviction by the sheriff. A locksmith can also make recommendations about where to replace hardware as well as where to place new locks. The former tenants will know the property very well, so securing any areas that may permit entrance to a person who is not allowed on the premises can be an invaluable investment in protecting the home or building.

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Accredited Lock and Hardware has years of experience in assisting with sheriff evictions. Our a sheriff eviction locksmith services include rekeying locks, new lock installation and more. If you're looking for an a eviction locksmith contact Accredited Lock and Hardware today.

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