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Many property owners rent their homes to tenants in Florida with a hope of monthly income from this property. Many cannot get a good price on selling their homes and hence choose the option of renting. The relationship between a tenant and property owner remains quite well if the tenant pays the monthly rents and complies with the condition of the lease. The problem arises when tenant fails to do so which makes the landlord anxious about his rented property and he becomes determined to evacuate the tenant by providing 3 day eviction notice florida according to Floridaâ€™s Landlord and Tenant Statute.

The initiation of this process begins when the landlord presents a 3-daysâ€™ notice to his tenant stating that he should either pay the balance rent or he must evacuate the property within three days. Only after three days, a property owner is entitled to lodge a complaint against his tenant in case he does not evacuate. In case of breaching of the terms and conditions of lease, a seven day notice is given to the tenant either to comply or to evacuate the property. Generally for a single tenant, an original and three copies of notice are given.

In case the tenant does not comply with the notice, then the property owner can proceed to lodge a complaint where he has to file an original copy of the notice along-with a copy of the lease which must be self-signed before the Deputy Clerk and subsequently notarized with relevant fees paid. An eviction summon is then issued by the Court Clerk. The eviction summon can be either posted on the rented property or mailed to the tenant depending on circumstances.

A hearing follows soon after an eviction summon has been issued. Disputes between property owners and tenants are increasing nowadays in Florida and hence it is advisable to stay aloof from these if you are a tenant as such dispute adversely affects your peace of mind and your reputation.

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James Blee - About Author:
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