

What you need to know about a 3-day eviction notice



A 3-day notice does not mean you need to leave your rental in 3 days! It means that you have 3 days to pay your rent. At the end of the 3 days, your landlord has a choice to file for eviction in court. You will then go through the court process. Call Jesse Tree with any questions about this process.

Tenants have several options when responding to a three-day notice:

- Contact Jesse Tree to talk through the situation!
- The tenant can try to pay the rent in full or try to work with the landlord to set up a payment plan. Otherwise, the tenant can decide to move out.
- At the end of the 3-day period, the landlord can proceed with an eviction lawsuit. In order to actually evict a tenant, a landlord must file an eviction lawsuit. The court will then issue a date.
- The tenant should show up at court! By showing up, you increase your chances of mediating the situation and avoiding an eviction on your record.
- Mediation occurs. The tenant and the landlord agree upon a payment plan or for the tenant to be moved out on an agreed-upon date.
- If the situation is not mediated, the case goes before the judge. The judge may issue a judgment that allows the sheriff to evict the tenant by a specified date.

Lawful reasons for a 3-day notice: A three day notice is only permissible if a tenant failed to pay rent (the notice must include the amount of rent owed), violated the lease (the notice must specify the violations), or engaged in unlawful delivery, production or use of a controlled substance.

Proper service of notice: The landlord must deliver the notice in person or to a competent person at the residence and mail a copy to the residence. If that's not possible, the landlord must post the notice, leave a copy with a person living at the premises, and mail a copy to the address.

Call or visit us today!



208-383-9486



Open Hours M-F
9:00AM-5:00PM



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JESSE TREE



Are you at risk of being evicted?



Jesse Tree operates a Housing Crisis Line
Monday through Friday 9am-5pm:
208-383-9486.

Staff & volunteers can provide you with information about the eviction process, landlord mediation, and support to help you navigate your situation and identify resources and strategies you can use to stay in your housing.

Clients may also be offered more intensive case management and rental assistance.

Our Housing Crisis Line



We're here to help.

Jesse Tree's Housing Crisis Line serves our neighbors who are precariously housed or at risk of being evicted by providing crisis of support, information, mediation, and connections to needed resources and services, including pro bono legal help.

If you are unable to pay your rent next month, please immediately communicate the issue with your landlord or property manager and discuss the possibility of setting up a payment plan with them.

You can then call our Housing Crisis Line to navigate the situation.

If your landlord has set a date for you to appear in court, please immediately contact us and we will connect you to pro bono legal assistance.

Our Rental Assistance Program



Jesse Tree has a program that can provide tenants at risk of eviction with rental assistance and case management support.

Tenants eligible for this program must be:

- Ada or Canyon County residents
- Low income
- Renting
- At risk of getting kicked out
- Unable to cover rent that's owed
- Able to pay rent and remain in the rental after Jesse Tree's assistance ends
- Living in a unit that is safe and habitable

Applications for assistance are accepted on a rolling basis. Please note, applying does not guarantee assistance.

Community Resources



Rental & utilities assistance:

- Ada County Indigent (208) 287-7960 (for households needing assistance with next month's rent)
- Idaho Department of Health and Welfare Navigators 2-1-1 (for families with children)
- St. Vincent de Paul (208) 331-2208 (for \$150-200 cash assistance)
- Boise School District (208) 854-4000 (for families with children in the Boise Schools)

Resources for people without housing:

- Advocates Against Family Violence (208) 459-6330 (Canyon County)
- C.A.T.C.H. Ada County (208) 246-8830
- C.A.T.C.H. Canyon County (208) 246-8830
- Interfaith Sanctuary Shelter (208) 343-2630
- Women's & Children's Alliance (208) 343-3688
- El-Ada Community Action (208) 345-2820
- Terry Reilly Health Services (208) 344-3512