

## ARIZONA RESIDENTIAL EVICTION TIMELINE

Baker Law Offices, [www.bakerazlaw.com](http://www.bakerazlaw.com)  
September 2015

Action	Time Requirement	Statute
Ensure Breach of Lease	Depends on lease provisions	n/a
5-Day Notice Letter for Failure to Pay Rent	Once breach is established	A.R.S. 33-1368(B)
10-Day Notice Letter for Breach Other Than Rent	Once breach is established	A.R.S. 33-1368(A)
Reinstatement Period for NonPayment of Rent	5 days following 5-day notice	A.R.S. 33-1368(B)
Reinstatement Period for Breach Other Than Rent	10 days following 10-day notice	A.R.S. 33-1368(A)
File Forcible Entry and Detainer Complaint	After expiration of applicable notice period	A.R.S. 33-1377
Forcible Detainer Trial	3-6 days after Complaint filed	A.R.S. 33-1377(B)
Serve Summons*	At least 2 days before trial date	A.R.S. 33-1377(B) and 12-1175(C)
Judgment	12-24 hours of forcible detainer trial	A.R.S. 33-1377(E) and 12-1178(A)
Writ of Restitution	Sixth calendar day after Judgment issued	A.R.S. 33-1377(F) and 12-1178(C)
Provide Inventory of Personal Property to Tenant	Upon taking possession	A.R.S. 33-1368(E)
Storing Tenant's Property	21 days following Writ	A.R.S. 33-1368(E)

\*Consult statute for special service considerations.