



Eviction Checklist

CHECKLIST		
	Task	Statutory Reference
<input type="checkbox"/>	Determine what type of notice is necessary to initiate eviction process (e.g., 5-day, 14-day, 28-day notice).	Wis. Stat. §§ 704.17, 704.19.
<input type="checkbox"/>	Properly serve the notice (personal service, substituted service, post & mail service, certified mail service).	Wis. Stat. § 704.21.
<input type="checkbox"/>	Complete the Affidavit of Service of Notice Terminating Tenancy, or retain a copy of the certified mail receipt.	Wis. Stat. § 799.40(1g).
<input type="checkbox"/>	Draft and file the Summons and Complaint for Evictions, and file either the Affidavit of Service of Notice Terminating Tenancy or the certified mail receipt.	Wis. Stat. § 799.41.
<input type="checkbox"/>	Have the Summons and Complaint properly served upon the tenant and file the Affidavit of Service.	Wis. Stat. §§ 799.16, 799.12.
<input type="checkbox"/>	Draft and file a Declaration of Non-Military Service.	Wis. Stat. § 321.62.
<input type="checkbox"/>	Appear in person on the return date for the eviction.	Wis. Stat. § 799.206.
<input type="checkbox"/>	If the action proceeds to the cause of action for monetary damages, file and serve upon opposing party an Affidavit of Damages, along with supporting documents no later than 30 days after the eviction.	Wis. Stat. §§ 799.01, 799.209.
<input type="checkbox"/>	Appear in person for return date on monetary damages and appear in person for trial on monetary damages.	Wis. Stat. 799.209, 799.21.

This Checklist is for general reference, and some or all of it may not apply to your particular case. This Checklist does not constitute legal advice. If you require legal advice, you should seek legal counsel.