

Arizona Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/arizona-eviction-process>

Arizona evictions move quickly. Under the Arizona Residential Landlord and Tenant Act, a landlord gives a short written notice, files a special detainer case in justice or superior court, and the trial is set within days.

Key points

- For unpaid rent, the landlord gives a written notice allowing five calendar days to pay before filing a special detainer case.
- A material lease violation needs a written notice giving 10 days to fix it, or 5 days when it affects health and safety; a material and irreparable breach allows an immediate termination notice.
- Either side can end a month to month tenancy with written notice at least 30 days before the next rent due date, and a week to week tenancy with 10 days.
- Special detainer cases are filed in the justice court or superior court for the area where the property sits.
- The trial is set only a few days after the summons issues, and the tenant may answer in writing or in person at the trial.

Arizona at a glance

Rule	Arizona	Law
Notice for unpaid rent	For unpaid rent, the landlord gives a written notice allowing five calendar days to pay before filing a special detainer case.	A.R.S. section 33-1368
Notice for a lease violation	A material lease violation needs a written notice giving 10 days to fix it, or 5 days when it affects health and safety; a material and irreparable breach allows an immediate termination notice.	A.R.S. section 33-1368
Ending a tenancy without cause	Either side can end a month to month tenancy with written notice at least 30 days before the next rent due date, and a week to week tenancy with 10 days.	A.R.S. section 33-1375

Rule	Arizona	Law
Where the case is filed	Special detainer cases are filed in the justice court or superior court for the area where the property sits.	A.R.S. section 33-1377
Tenant response time	The trial is set only a few days after the summons issues, and the tenant may answer in writing or in person at the trial.	Arizona Residential Landlord and Tenant Act
Removal after judgment	If the landlord wins, a writ of restitution can issue after a short waiting period, and a constable or sheriff carries it out.	Arizona Revised Statutes, Title 12 (forcible and special detainer)
Typical overall timeline	An uncontested nonpayment case often finishes in about two to four weeks from notice to removal.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	5 days	A.R.S. section 33-1368
Notice period for a lease violation	10 days	A.R.S. section 33-1368
Tenant response after the case is served	Set by the court	Arizona Residential Landlord and Tenant Act
From judgment to removal	Short waiting period	Arizona Revised Statutes, Title 12 (forcible and special detainer)
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- A.R.S. section 33-1368
- A.R.S. section 33-1375
- A.R.S. section 33-1377
- Arizona Residential Landlord and Tenant Act
- Arizona Revised Statutes, Title 12 (forcible and special detainer)
- A.R.S. section 33-1367

Official sources:

- Arizona Revised Statutes (Arizona State Legislature): <https://www.azleg.gov/arstitle/>
- Arizona Judicial Branch: eviction information: <https://www.azcourts.gov/>

General information, not legal advice. Check current law and talk to a Arizona attorney before you act. Last reviewed October 29, 2026.