

# Michigan 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/michigan-eviction-process>

Michigan evictions are summary proceedings heard in district court. A nonpayment case starts with a written 7 day demand for possession or notice to quit, and after a judgment the court generally waits 10 days before issuing an order of eviction.

## Key points

- For unpaid rent, the landlord serves a written 7 day demand for possession or notice to quit before filing.
- A month to month or other tenancy at will can be ended by either side with one month of written notice, or notice equal to the rent interval when rent is paid less often; no reason is required for most private housing.
- Eviction cases are summary proceedings filed in the district court for the area where the property is located.
- In most cases an order of eviction cannot issue until 10 days after the judgment for possession, and paying the judgment amount in time prevents it in a nonpayment case.
- For other lease breaches, landlords generally rely on a termination clause in the lease and a notice to quit; a serious health hazard, extensive damage or a threat to someone on the property allows a 7 day notice, and illegal drug activity with a police report a 24 hour notice.

## Michigan at a glance

| Rule                         | Michigan                                                                                                                                                                                                                                                                               | Law                                     |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Notice for unpaid rent       | For unpaid rent, the landlord serves a written 7 day demand for possession or notice to quit before filing.                                                                                                                                                                            | MCL 600.5714 and MCL 554.134            |
| Notice for a lease violation | For other lease breaches, landlords generally rely on a termination clause in the lease and a notice to quit; a serious health hazard, extensive damage or a threat to someone on the property allows a 7 day notice, and illegal drug activity with a police report a 24 hour notice. | Summary Proceedings Act and MCL 554.134 |

| Rule                           | Michigan                                                                                                                                                                                                                   | Law                                        |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Ending a tenancy without cause | A month to month or other tenancy at will can be ended by either side with one month of written notice, or notice equal to the rent interval when rent is paid less often; no reason is required for most private housing. | MCL 554.134                                |
| Where the case is filed        | Eviction cases are summary proceedings filed in the district court for the area where the property is located.                                                                                                             | MCL 600.5701 et seq.                       |
| Tenant response time           | The summons sets a hearing date shortly after filing, and the tenant answers by appearing at that hearing, where a default can be entered if they do not.                                                                  | Michigan Court Rules (summary proceedings) |
| Removal after judgment         | In most cases an order of eviction cannot issue until 10 days after the judgment for possession, and paying the judgment amount in time prevents it in a nonpayment case.                                                  | MCL 600.5744                               |
| Typical overall timeline       | A nonpayment case often takes about four to eight weeks from the demand to removal.                                                                                                                                        | Court practice (estimate)                  |

## Timeline

| Step                                     | Typical time     | Rule                                       |
|------------------------------------------|------------------|--------------------------------------------|
| Notice period for unpaid rent            | 7 days           | MCL 600.5714 and MCL 554.134               |
| Notice period for a lease violation      | Varies           | Summary Proceedings Act and MCL 554.134    |
| Tenant response after the case is served | Set by the court | Michigan Court Rules (summary proceedings) |
| From judgment to removal                 | 10 days          | MCL 600.5744                               |
| 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:

- MCL 600.5714 and MCL 554.134
- Summary Proceedings Act and MCL 554.134
- MCL 554.134
- MCL 600.5701 et seq.
- Michigan Court Rules (summary proceedings)
- MCL 600.5744
- MCL 600.2918
- MCL 554.601c (2024 PA 178)

Official sources:

- Michigan Compiled Laws (Michigan Legislature): <https://www.legislature.mi.gov/Laws/MCL>
- Michigan Legislature: Act 348 of 1972 (landlord and tenant relationships): <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-Act-348-of-1972>
- Michigan Courts: landlord tenant: <https://www.courts.michigan.gov/>

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