Missouri 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/missouri-eviction-process

Missouri landlords recover possession for unpaid rent through a rent and possession case before an associate circuit judge, and no separate notice to quit is required before filing once rent has been demanded. Other cases, such as lease violations or holdovers, follow their own notice rules.

Key points

- Once rent is due and has been demanded, the landlord can file a rent and possession case without first giving the one month notice used to end a tenancy.
- If a tenant violates the written lease, assigns without consent or commits waste, the landlord can recover possession after giving ten days' notice to vacate.
- A month to month tenancy can be ended by a written notice that takes effect on a rent due date at least one month after the other side receives it.
- Rent and possession cases are filed with an associate circuit judge in the county where the property is located.
- The summons must be served at least four days before the court date, and that court date is generally no more than 21 business days after the summons is issued.

Missouri at a glance

Rule	Missouri	Law
Notice for unpaid rent	Once rent is due and has been demanded, the landlord can file a rent and possession case without first giving the one month notice used to end a tenancy.	RSMo 535.020
Notice for a lease violation	If a tenant violates the written lease, assigns without consent or commits waste, the landlord can recover possession after giving ten days' notice to vacate.	RSMo 441.030 and RSMo 441.040
Ending a tenancy without cause	A month to month tenancy can be ended by a written notice that takes effect on a rent due date at least one month after the other side receives it.	RSMo 441.060
Where the case is filed	Rent and possession cases are filed with an associate circuit judge in the county where the property is located.	RSMo 535.020

Rule	Missouri	Law
Tenant response time	The summons must be served at least four days before the court date, and that court date is generally no more than 21 business days after the summons is issued.	RSMo 535.030
Removal after judgment	An order to restore possession cannot be issued until ten days after judgment, and it is stayed if the tenant posts an appeal bond. If the officer does not deliver possession within seven days, the landlord may, within 60 days of judgment and with law enforcement present, take possession under RSMo 441.060.	RSMo 534.350 and RSMo 535.110
Typical overall timeline	A rent and possession case often takes about three to six weeks from filing to removal.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	Varies	RSMo 535.020
Notice period for a lease violation	10 days	RSMo 441.030 and RSMo 441.040
Tenant response after the case is served	Set by the court	RSMo 535.030
From judgment to removal	10 days	RSMo 534.350 and RSMo 535.110
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:

- RSMo 535.020
- RSMo 441.030 and RSMo 441.040
- RSMo 441.060
- RSMo 535.030
- RSMo 534.350 and RSMo 535.110
- RSMo 441.233
- RSMo 534.602 and 534.604 (HB 2062, 2024)
- RSMo 441.043 (HB 595 and 343, 2025)

Official sources:

- Revised Statutes of Missouri, chapter 441 (Missouri Revisor of Statutes): https://revisor.mo.gov/main/OneChapter.aspx?chapter=441
- Revised Statutes of Missouri, chapter 535 (Missouri Revisor of Statutes): https://revisor.mo.gov/main/OneChapter.aspx?chapter=535
- Revised Statutes of Missouri, chapter 534 (Missouri Revisor of Statutes): https://revisor.mo.gov/main/OneChapter.aspx?chapter=534
- Missouri Courts: https://www.courts.mo.gov/

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