**Need to evict a Tenant in North Lauderdale FL**

Many Landlords in North Lauderdale FL are faced with the unfortunate situation of having to remove a Tenant that has failed to pay their monthly rent. When a Tenant does not pay their rent on time, a Landlord not only loses the income they receive from the monthly rent but they also have to pay for the Eviction Process. What is the best option for that Landlord at this point? The Landlord should hire a Law Firm in Broward County FL that is highly experienced in removing Tenants that fail to pay their monthly rent.

The Law Office of Brian P. Kowal, PA handles all aspects of the Eviction Process. While the majority of the Evictions that are processed by the Law Office of Brian P. Kowal, PA are for the removal of non-paying Tenants, the Law Office of Brian P. Kowal, PA also removes Tenants for non-monetary violations of the Lease.

If you are a Landlord in North Lauderdale FL and need to remove a non-paying Tenant or a Tenant has violated the non-monetary terms of the lease, contact the Law Office of Brian P. Kowal, PA at (954) 990-7552. Our office is open twenty-four hours a day, seven days a week. If you are unable to reach Brian at the office, you can always reach him via email at [briankowal@bkowallaw.com](mailto:briankowal@bkowallaw.com).

**Need to remove my child from my property in Broward County Florida**

Are you a homeowner in Broward County FL and need to remove your son or daughter from your property? Many homeowners in Broward County believe that the proper action in removing a child that does not pay rent at their home and does not have a lease is through the Eviction Process. This is inaccurate.

The proper action that a Homeowner needs to file is called an Unlawful Detainer. It is very important that a Homeowner does not confuse an Eviction with an Unlawful Detainer. To file an Eviction, there has to be a lease between the Landlord and the Tenant that requires the Tenant to pay rent every month. If a lease was never signed between the Landlord and the Tenant then there has to be rent that is paid by the Tenant to the Landlord every month. If the Tenant has failed to pay rent after receiving a three day notice from the Landlord, the Landlord can commence eviction proceedings in Court.

To file an action for an unlawful detainer, a homeowner is not required to give notice to the person that they are attempting to remove form the property. In contrast to an Eviction Action, the person that that the Homeowner is attempting to remove does not pay rent or have a lease and is now remaining in the property without the consent of the Homeowner

If you are a Homeowner in Broward County, Florida and need to remove your child from your property, contact the Law Office of Brian P. Kowal, PA today at (954) 990-7552. We will make every effort to ensure that this stressful process is handled efficiently and quickly.