

NOTICE TO LANDLORDS AND TENANTS REGARDING EVICTON DIVERSION PROGRAM

The General District Court of Fauquier County has implemented an Eviction Diversion Program as of October 1, 2025. Unlawful Detainer (civil claim for eviction) cases filed in this Court may be referred to the program to allow the tenant to make past-due rent payments on a court-ordered payment plan.

To take part in the program, the tenant must:

- Appear in court on the hearing date and time written on the SUMMONS FOR UNLAWFUL DETAINER (CIVIL CLAIM FOR EVICTION) and request to have the case referred to the program;
- Pay at least 25% of the amount due on the hearing date;
 - Contact the landlord to confirm the total amount on the hearing date;
- Swear in court that they are employed or otherwise have enough money to make payments under the payment plan;
- Explain the reasons for being unable to make the rental payment(s); and
- Have a good rent payment record:
 - Have not made a late payment more than two times in the last six-month period, or not more than three times in the last twelve-month period;
 - Have not had an unlawful detainer dismissed by paying to redeem the lease pursuant to Virginia Code §55.1-1250 in the last six months; and
 - Have not participated in the Eviction Diversion Program in the last twelve months.

If the case is referred to the program, the tenant must make all payments according to the court-ordered payment plan while also paying current ongoing rent on time as it becomes due each month. When the payment plan is successfully completed, the court will dismiss the case.

Scan QR Code for Forms or access online at

<http://www.vacourts.gov/forms/district/civil.html>

