

CATAWBA VALLEY PARALEGAL ASSOCIATION
CONTINUING EDUCATION PRESENTATION

Andrew Cogdell

Legal Aid of North Carolina, Inc.

April 12, 2011

Catawba Valley Community College Auditorium, 6:00 p.m.

SUMMARY EJECTMENT ACTIONS

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| 1. Filing a Complaint in Summary Ejectment | 10 min. |
| a. Service of Process | |
| b. Real Party in Interest | |
| c. Landlord-tenant Relationship | |
| 2. Grounds for Action | 20 min. |
| a. Non-payment of Rent | |
| b. Holdover | |
| c. Breach of Lease | |
| d. Evictions for Criminal Activity | |
| 3. Tenant's Defenses to Action | 20 min. |
| a. Tender | |
| b. Waiver | |
| c. Novation | |
| d. Improper Notice | |
| d. Retaliatory Eviction | |
| e. Breach of Implied Warranty of Habitability | |
| f. Domestic Violence | |
| 4. Self-help/Wrongful Eviction | 5 min. |
| 5. Question and Answer Session | 5 min. |