



## Landlords... ...make sure your properties are working for you.

Settle any disputes with our fast, professional, cost effective legal services.

See over for detail or contact Paul Reader on **01892 526344**  
or **[preader@the-solicitors.co.uk](mailto:preader@the-solicitors.co.uk)**

**[www.the-solicitors.co.uk](http://www.the-solicitors.co.uk)**

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## Possession proceedings and how we can help you.

In the event that you require possession of your property we are able to assist by seeking possession under the Accelerated Possession Procedure or by relying on breach of the tenancy agreement such as non-payment of rent or anti-social behaviour.

We can help in two different ways:

1. By serving a Notice giving the tenant two months to vacate. If the tenant does not vacate then an application to the court for a possession order will be made. Usually this is a paper based exercise with no need for a hearing. If the Notice is properly drafted and served then there is no defence to this claim.

Our costs in carrying this work out are £500 plus VAT. There will also be a court fee of £280 to pay.

2. By serving of a Notice stating that you intend to obtain possession as there has been a breach of the tenancy agreement (including the non-payment of rent). A claim for a possession order in the County Court can usually be made two weeks after the service of this Notice. This procedure will require a court hearing.

If you can prove that there are two months arrears at the date that you serve the Notice and at the date of the court hearing, the court must make a possession order. If there are some arrears (less than two months) or there have been consistent delays in paying the rent, then the court may make a possession order.

Our costs in dealing with this matter to the first hearing will be £750 plus VAT. Again there would also be a court fee of £280 payable.

## Other landlord services from Berry & Lamberts:

- Preparation of tenancy agreements
- Advice or collection of rent arrears
- Guidance on disrepair issues
- Assistance in dealing with nuisance/anti-social behaviour

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