

# Landlord Services

Ensuring everything  
runs smoothly

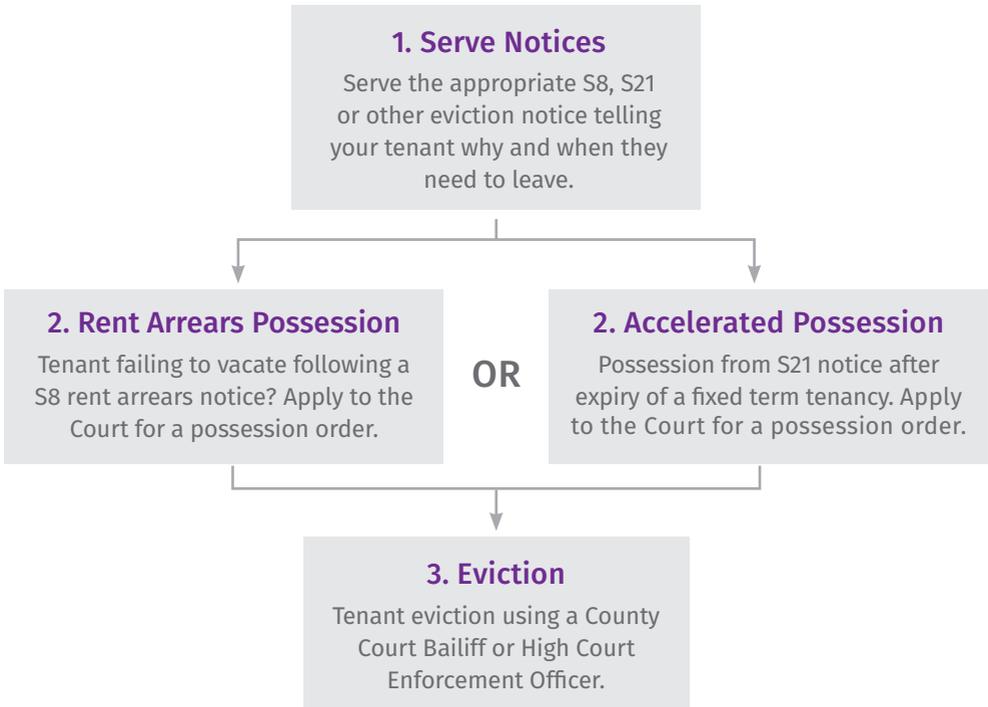
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# Fixed fee possessions giving you peace of mind

Evicting bad tenants can be a major problem for landlords. Rent arrears can affect your cash flow and one simple mistake during the eviction process can lead to a bad situation becoming worse. This guide explains the different options you have to gain possession of your property.



Prices start from  
**£75<sup>+VAT</sup>**

Court fees and agent fees are charged separately.

Visit [www.chlsolicitors.co.uk](http://www.chlsolicitors.co.uk) or email [howcanwehelp@chlsolicitors.co.uk](mailto:howcanwehelp@chlsolicitors.co.uk)

## Serve Notices

Whichever notice you serve, it's important to ensure you follow the correct procedures.

**Section 8** - This notice is most commonly used where the tenant has fallen into rent arrears greater than two months or eight weeks. Your tenant is given 14 days to vacate the property.

**Section 21** - Generally used when you want your property back due to no fault of the tenant i.e. you may wish to sell the property. This is a two month notice and certain restrictions apply as to when this can be served and we will ensure your notice fully complies with these rules. This can be a quicker and cheaper alternative to other methods as a Court hearing is not usually required.

## Rent Arrears Possessions under Section 8

If your tenant doesn't leave after you have served notice, we'll apply to the Court for a possession order, drafting all the Court papers, issuing the claim on your behalf and fully represent you at the Court hearing. If your tenant defends the claim, we will advise you on the best course of action.

## Accelerated Possession under Section 21

This is used when you've issued a Section 21 notice and the tenant hasn't left at the end of the notice period. We'll draft the claim and issue proceedings on your behalf. In these cases a court hearing isn't usually required.

## Eviction

If your tenant hasn't left by the possession date do not attempt to re-enter the property as you could face a claim for unlawful eviction and harassment. We'll arrange for Court enforcement of the possession order using the County Court Bailiff or, in exceptional circumstances, High Court Enforcement Officers.

## Tenancy Deposits

As a landlord, you are obliged to protect your tenant's deposit within a registered scheme and provide prescribed information within 30 days of receipt of the deposit. If you fail to do this you cannot seek possession of the property under Section 21 until additional steps have been taken. Your tenant is also entitled to have their deposit returned in full and compensation up to three times the value of the deposit. We can advise and represent you if this happens.

For tenancy agreements entered into on or after 1st October 2015 there are additional requirements for the landlords to provide documents and copies of the EPC and Gas safety certificates. We can advise you in relation to these requirements.

# Chafes Hague Lambert

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Whether you have one property or several, gaining possession of your property can be complicated and time consuming. Let the experts at Chafes Hague Lambert Solicitors manage your possession claims, leaving you free to focus on your business.

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**T: 01565 652 411**

**Macclesfield Office**

**T: 01625 616 480**

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**T: 01663 743 344**

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