

Housing Law

Arrears/possession/eviction

If you have fallen into rent arrears and your landlord is threatening to evict you then we can help. We understand that tenants can fall into arrears for all sorts of reasons.

We can advise and assist you at all stages of possession proceedings. Whether you have just received a letter, require representation at Court or have received a Notice of Eviction we can help you keep your home. We can assist you with your Defence and represent you at Court.

We may be able to put forward a technical defence if your landlord has not followed the correct procedure and have the claim struck out or help persuade the Court that it would not be reasonable to make a possession order in light of your circumstances. In some cases it may be as simple as us negotiating with your landlord to agree to for you to repay the arrears at an affordable rate.

You may even have a counterclaim for Housing Disrepair or Harassment that could ultimately defeat the claim for possession.

Anti-social behaviour/possession/injunctions

If your landlord either issues possession proceedings against you or applies to the Court to have you made subject to an Injunction it is important that you contact us immediately so that we can assist you in putting forward the best possible Defence from the offset.

We understand that it is often the case that allegations are sometimes over exaggerated by a resentful neighbour or that your behaviour may be as a result of your vulnerability, health condition or you may well have been provoked.

We have an experienced team who will ensure that both your landlord and the Court are made aware of your side of the story and properly consider your personal circumstances.

There is often two sides to the story in these type matters and it is common for the parties to compromise these matters without the need for a stressful Trial whilst ensuring that you keep your home or that you are not made subject to an Injunction

Unlawful eviction

Your landlord must follow the correct legal procedure when seeking to recover possession of your home. If your landlord forces you to vacate your home without first obtaining the necessary Court Order then it is likely that you have been unlawfully evicted.

In these circumstances you should contact us immediately so we can assist you. It is possible that we can apply to the Court to have your landlord made subject to an Injunction to return you to the property and not to behave in an anti-social manner in the future. Furthermore you will likely have a claim for a substantial amount of compensation.

Homelessness

If you have been made Homeless or are threatened with Homelessness the first thing you should do is present yourself to the Council's Housing Options team who may have a duty to assist you. You may be considered to be homeless if your accommodation is not suitable to live in due to overcrowding or poor living conditions.

If the Housing Options team refuse to help you or if you do not believe that they are assisting you in the way that they should then you should contact us immediately. This is a very complexed area of law and the Council will often make mistakes. We can advise you of what duties you are owed: whether this is to re-house you or to provide you with other support.

We will make sure that the Council provide you with the correct support in finding a new home.