

LANDLORD
LEGAL SERVICES



**ADAMS
HARRISON**
S O L I C I T O R S

**LANDLORD-TENANT
LAW**

Residential Landlord and Tenant Disputes

The law regarding landlord and tenant responsibilities and obligations can be complex. We can offer specialist advice to both landlords and tenants. We can advise either party on their rights and obligations where there is a dispute.

We are able to assist landlords with the following services:

Tenant Eviction

Whether it is a problem with rent arrears or any breach of the tenancy agreement, Adams Harrison can help resolve the issue. We can provide specialist advice to help guide you through the eviction process in the most efficient and cost effective way.

From preparing written warnings to a tenant, serving legal notices to issuing possession proceedings we can do the hard work for you. Plus, with our Fixed Fee packages you know how much each stage of the eviction process will cost. Please ask for fixed fee prices by contacting us.

Service of Notices

To bring a tenancy to an end the landlord must serve the correct legal notices in accordance with the type of tenancy. Even if the correct legal notices are issued, if the tenant refuses to leave, you will require a Court order to remove them. Therefore, it is essential that you instruct a solicitor from the outset. Failure to serve the correct notices at the correct time will lead to extra costs and delay.

Possession Claims

We can assist landlords with possession claims under the reformed tenancy rules introduced by the Renters' Rights Act. As Section 21 "no fault" notices and the accelerated possession procedure are no longer available for most private rented tenancies, landlords will usually need to rely on the revised Section 8 procedure under the Housing Act 1988 and prove one or more statutory grounds for possession. These may include rent arrears, breach of tenancy, anti-social behaviour, sale of the property, or occupation by the landlord or a qualifying family member. We can advise you on the most suitable ground to rely on, prepare and serve the appropriate notice, issue the relevant court proceedings, obtain a possession order and assist with enforcement if required.

Rent Arrears Recovery

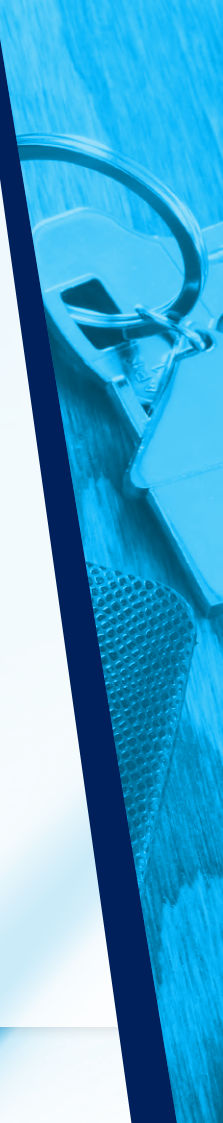
If your tenant has accrued rent arrears, we are able to assist with recovering these. This can either be via possession claims (see above), by serving a section 8 notice pursuant to the Housing Act 1988, or through the County Court Money Claims Centre to recover the money alone.

Tenancy Deposit Scheme Disputes

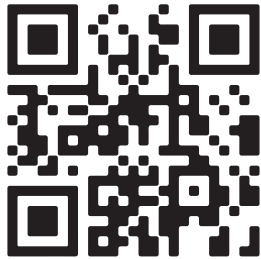
A landlord is required to protect a tenant's deposit in one of the three government-approved schemes. Failing to do so within 30 days may mean that the tenant is entitled to compensation equivalent to up to three times the value of the deposit. We can advise landlord clients on their compliance with the regulations and assist landlords when in breach.

Your legal Support Team

With Adams Harrison we offer a first consultation with a qualified lawyer at any of our offices or via telephone or video conference call to guide you through a wide range of landlord issues. We feel that obtaining the right legal advice from the outset can help you avoid timely and expensive errors and/or delays regarding the management of your property.



**For more information
and to make an
enquiry please scan
the QR code**



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The firm's origins go back to 1834.

With such a long and established reputation to live up to, everyone at Adams Harrison is fully committed to putting their expertise and experience at your disposal.