

## EVICTION

This should be the last resort and you feel that you cannot continue with the current tenancy. Going to court can be a long and costly experience and leaving no winners. However, when this does happen there are several things that need to be completed correctly before you even get a court date.

Make sure you have serve the correct Notice to the courts.

The tenant must have copy of the EPC, gas safety certificate (this may involve completing a new gas safety certificate and rent book.

You cannot complete a Section 21 Notice if you have received an improvement Notice within the last 6 months, unless the tenant is causing damage.

Going to court can be a harsh experience and therefore some property owners instruct a local lawyer or solicitor to do this on their behalf, but again these services will cost you more and you may not get back all your costs.

You can't serve Possession Notice on your tenant just because they want repairs carried out. This will be seen as a Retaliatory Eviction and you will need to address any written repairs to the property.

Get the tenant to sign off the repairs.

**Communication is important and always try to keep calm**