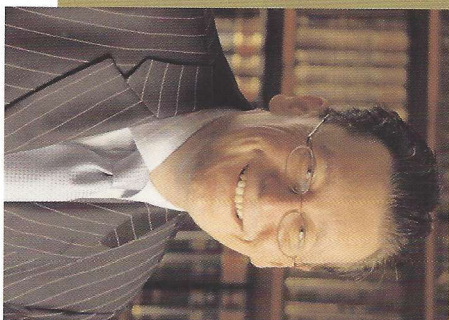


“

I was impressed with the speed at which I could obtain an appointment, the ability of Paul Blakey to grasp the problem, supply the relevant advice and resolve the matter, all within an acceptable time frame and at a reasonable fee.

Ms LF  
Portsmouth



We act for Landlords big and small and there isn't a problem we haven't come across!

Call Paul Blakey on:

t: 023 9282 8131

e: [pb@stokes-law.co.uk](mailto:pb@stokes-law.co.uk)

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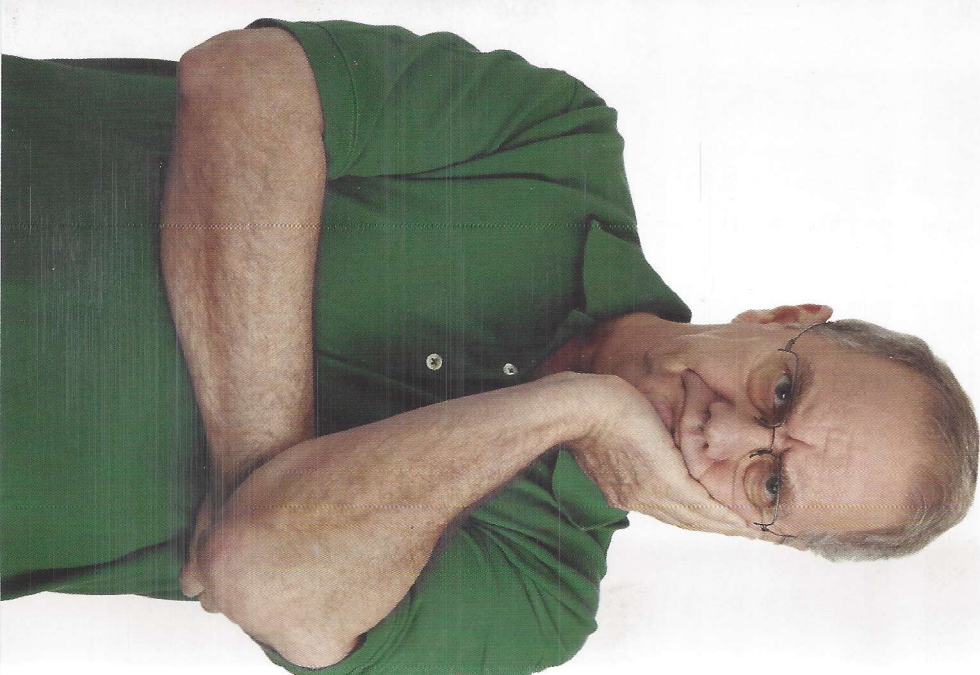
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5 THINGS EVERY  
LANDLORD  
SHOULD KNOW





**1** From 7th April 2008 Landlords who let their houses to Tenants who are on benefits can say Goodbye to Housing Benefit cheques every month.

From that date the Government will only pay a Local Housing Allowance direct to the Tenant who will then have to pay you each month.

We think that these cheques may burn a hole in the pockets of many tenants and you may not get your rent on time or at all.

If this happens to you please contact us quickly so that we can help you.

**2** If you have let your house to a Tenant in the last year or so then the deposit which they paid must be put in a special account under the new Tenancy Deposit Arrangements.

BEWARE if that money is not in the right Tenancy Deposit Arrangement according to law you may not be able to get your Tenant out and may have to pay him or her 3 TIMES the deposit taken!

We can check that everything has been done correctly for you — just give us a call.

**3** There are two ways of getting your house back from bad tenants, one quick and one slow — but if one doesn't work the other will. You can quickly get your house back if you have an Assured Shorthold Tenancy Agreement and you give the right length of notice to your tenant.

If your tenant hasn't paid his or her rent you can use a slower procedure, but also get back the rent owed to you. Both ways are separate and have their own pitfalls as well as benefits.

You will need professional advice on the options open to you — please call us to discuss your case and we will be happy to help.

**4** You commit a CRIME if you get rid of your tenant without going to Court. You could also be sued by your tenant! It is necessary that you get a Court Order to get your house back. Only a Court appointed Bailiff can evict your Tenant.

We have many years of experience in this type of legal work — please contact us.



**5** It's a legal minefield out there! The paperwork needed to get a Court Order to evict a tenant is very complex and involved. It is very easy to make costly mistakes if you don't know what you are doing.

Evicting a tenant can be a very distressing and upsetting time for a Landlord. Therefore you need a professional advisor who will help you every step of the way and who you can meet with to discuss your case—not someone in a call centre 100 miles away who you never meet.

At Stokes we have many years of experience in this area of work and provide a personal one-to-oneservice to Landlords who are having difficulties with their tenants.

Call Paul Blakey to see how we can help you

023 9282 8131