



Housing Options Service

"I've had a Notice To Quit, what happens next?"

If your Landlord has served you with a Notice it means that they wish to regain possession of the property.

During your interview the Housing Options Officer will have explained what your Notice means and whether or not it is valid. If your Notice is valid the Landlord can apply to Court, when it expires, to start Possession proceedings.

The Court will issue a summons and give you the opportunity to offer a defence against the proceedings - We would recommend seeking legal advice for this.

If you have been given a Section 21 Notice

- The Court is likely to grant an Order for Possession, as the Landlord has an 'Automatic Right'.
- If you are still living at the property when the Order for Possession expires (usually 28 days after the hearing) the Landlord can then apply to Court for an Eviction Warrant.
- If you are issued with an Eviction Warrant then you must be out of the property before the date shown.

If your Notice has not been served under Section 21

- The process will differ to the one above.
- At a hearing, the Courts will either;
 - a) Issue an Order for Possession
 - b) Issue a Suspended Possession Order
 - c) Possession not granted.
- The outcomes of each of the above will vary -


- a) Possession is normally postponed for 2-4 weeks from the date of the hearing. If you are still living at the property when the Order for Possession expires the Landlord can then apply to Court for an Eviction Warrant. If you are issued with an Eviction Warrant then you must be out of the property before the date shown, unless you can provide a further defence against this.
- b) If a Suspended Possession Order is granted there will be terms to it (e.g. a repayment plan to clear rent arrears) If you keep to the terms of the Order it will be discharged and you can continue to live at the property. If you do not keep to the terms of the Order the Court is likely to grant an outright Possession Order. (see option A above)
- c) If the Court does not grant Possession you can continue to live in the property but should avoid further tenancy breaches / arrears in the future.

If your Landlord has served you with a Notice the Housing Options Service will discuss your options and give advice on securing alternative, affordable accommodation incase you should have to move out of your current home.

When your Notice / Possession Order is within 28 days of expiring you will be classed as Statutory Homeless - At this time there may be more we can do to help you but that depends on your individual circumstances. The Housing Options Officer will discuss this in more detail during your interview.

We would recommend seeking legal advice - If you are able to offer a defence against the proceedings you may be entitled to assistance with this. Providing a defence can sometimes stop the proceedings altogether or if not, postpone them. This will allow you more time to secure alternative accommodation.

Shelter Cymru

 **01792 469400**

 www.sheltercymru.org.uk

Citizens Advice

 **08444 772020**

 www.citizensadvice.org.uk