



# LANDLORD ACTION

## The Landlord's Friend The Eviction Process

At Landlord Action our focus is to gain possession of your property as quickly and efficiently as possible, by using our specialist knowledge, vast experience, and team of qualified solicitors.

Landlord Action's founder Paul Shamplina, has been helping landlords since 1999.

As seen on Channel 5's 'Nightmare Tenants, Slum Landlords'.





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## Eviction and Possession

Being an agent is tough. The job becomes more difficult when tenant issues arise and things quickly start to go wrong. The situation becomes worse if you or your landlord client do not follow the correct eviction process.

**Serving a notice is the most important part of the possession process.** There are invalid notices served every day that only come to light when the tenant chooses not to leave the property.

It is at this stage when the real problem begins. **One minor error can cause the Court to rule a notice invalid** and require the entire eviction process to re-start from the beginning, resulting in potential months loss of time, additional fees and possibly thousands lost in rent.

**Landlord Action** has been acting for agents and their landlords in possession cases for many years. **We understand the importance of the accuracy required. Every notice we draft and claim we issue is checked by a qualified Solicitor to make sure every detail is correct. You can trust us to get your property back, as quickly and efficiently as possible.**

### Simple 3-Step fixed fee process

1

**Notice:**

**£288** inc. VAT

A notice served on your tenant will have an expiry date on it. Around half of all tenants who receive a notice leave before then. If they don't then you can go to Step 2.

2

**Court Claim:**

*From* **£1063** inc. VAT

A correctly served Notice allows you to issue court proceedings to get a possession order. Tenants usually leave then, but if they don't the law allows you to go to Step 3.

3

**Possession:** *From*

**£334** inc. VAT

We will issue the warrant for possession and – if required – instruct either a county court bailiff or high court enforcement officer on your behalf to remove the tenant.

**We will ensure that all documentation is correct, all dates and times are met and that everything we do for you and your landlord client follows the correct legal procedures to help you gain possession of the property as swiftly and cost-effectively as possible.**

**Email or call us today to find out how we can help you:**



**info@landlordaction.co.uk**



**0371 705 2024**

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## Legal Documents Service

Operating day-to-day in the private rented sector is hard work, especially if your legal documents are not fit for purpose.

Free or cheap forms can easily be found online but should be treated with great caution. Do you know who is drafting these notices? Are they even legal?

Landlord Action has teamed up with HF Academy – Hamilton Fraser's training and education service to offer **inexpensive, high quality templated legal documents drafted by an experienced barrister**, as well as bespoke documents if these are preferred.

**We can provide you with a high-quality Assured Shorthold Tenancy (AST) Agreement or professional Terms of Business for your landlord clients, incorporating the latest legal updates.**

## You choose the documents you need

With increased legislation, the need to adhere to the Tenant Fee Act, and the proposed changes to the eviction laws **it's never been more important to ensure that your tenancy documents are up to date and legally compliant.** Landlord Action's new Document Service provides that peace of mind.

What's more, **with our AST Agreement options, you can choose which type of document you want us to provide.**



### **Templated:**

*From £150 inc. VAT*

Purchase a barrister drafted AST template.



### **Verified:**

*From £300 inc. VAT*

Have your own AST checked by a solicitor with annotations.



### **Bespoke:**

*From £660 inc. VAT*

Have a bespoke AST created by a solicitor to meet your exact needs.

**Landlord Action is authorised and regulated by the Solicitors Regulation Authority.**

Our experienced solicitors and legal team are highly qualified with backgrounds in the property sector so you can be safe in the knowledge that you are getting the best advice, documentation and service possible.

**Email or call us today to find out how we can help you:**



**helpdesk@landlordaction.co.**



**0333 321 9415**

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