

Dedicated to helping you.....

Assured Shorthold Tenancies

Assured Shorthold Tenancies are the standard tenancy for short-term letting. But it is crucial to have the right form of tenancy agreement, and to make sure any deposit is properly protected. Problems can arise during the tenancy over rent or repairs, or disturbing the neighbours, and there can be difficulties on termination, and in recovering possession, or staying in a property.

It is important to get to the right agreement in place at the start. This will protect both the landlord and the tenant.

If the rent is more than 2 months in arrears the landlord can recover possession under ground 8 of the Housing Act. The court has to give possession if all the boxes have been ticked. We have standard procedures for this, and fixed prices for undefended cases.

If the landlord wants to recover possession after any fixed term has come to an end they can do so under s21 Housing Act if the correct 2 months' notice is served and the appropriate court proceedings are taken. Again this is covered by fixed prices for undefended cases.

For tenants there are many opportunities for blocking possession claims if the landlord doesn't jump through all the right hoops, and we can show you where they are.

If you would like to find out more about Assured Shorthold Tenancy agreements or need help drawing up the agreement for your rental property, please get in touch, **by calling us today on 01926 852188**