

Reactivation Notice (Claimant)

(and attached guidance notes)

Name of Court	Claim no.
Claimant's name (including ref.)	
Defendant's name (including ref.)	
Date	

YOU SHOULD COMPLETE THIS FORM IF YOU ARE ASKING FOR YOUR CASE TO BE LISTED, RELISTED, HEARD OR REFERRED TO A JUDGE AS REQUIRED BY PRACTICE DIRECTION 55C

1. You are required to set out the knowledge you have as to the effect of the Coronavirus pandemic on the Defendant and their dependants. Please do so in the box below. This is very important. If you have no knowledge you could consider taking reasonable steps to find out before using this Notice.

To my knowledge, the effect of the Coronavirus pandemic on the Defendant and their dependants is as follows:

2. If your claim relates to rent arrears, you must provide an updated rent account for the previous two years

- This claim relates to rent arrears and I have attached a rent account for the last two years.
- This claim does not relate to rent arrears.

3. If case management directions had been made in this claim before the 20 September 2020, you should attach a copy of those directions with this notice.

I have attached a copy of the directions order previously made

In such a case you should also:

attach a draft order setting out additional or alternative directions which are required

OR

confirm that no new directions are required and that the directions previously set can be met

AND

attach a statement in writing as to whether the case is suitable for hearing by video or audio link.

4. If you believe that this case qualifies for priority consideration because of one or more of the following allegations you should indicate the allegation below and provide further information in the box below.

Significant anti-social behaviour

Extreme rent arrears accrued – at least 12 months' rent or (in the case of a private landlord) 9 months' rent if that is at least 25% of the private landlord's income, as detailed in the box below

Squatters, illegal occupiers or persons unknown

Domestic violence where possession of the property is important (provide reasons in the box below, and confirm whether domestic violence agencies have been alerted)

Fraud or Deception

Unlawful subletting

Abandonment, non-occupation or death of the defendant

The property was allocated by an authority as temporary accommodation and is specifically needed for re-allocation as such

Other (provide further information in the box on the next page)

This notice MUST be sent to the Defendant(s) before or at the same time it is sent to the Court. Set out in the box below when and by what method you sent it to the Defendant(s).

I request that this case is listed, relisted, heard or referred to a Judge

Signed	<input type="text"/>
Name	<input type="text"/>
Date	<input type="text"/>

Guidance notes for completing the Reactivation Notice (Claimant)

- The stay on possession proceedings comes to an end on the 20 September 2020.
- Practice Direction 55C provides a requirement that a reactivation notice must be sent to the Court and the other party where a possession claim that was issued before the 3 August 2020 still needs to progress.
- There is plenty of time to send to the Court and the other party a reactivation notice, and the Courts will be very busy. There is however a long-stop date: if a reactivation notice is not sent to the Court and the other party by 4.00pm on the 29 January 2021, the claim will be automatically stayed.
- You do not need to send a reactivation notice to the Court and the other party if:
 - You have already received a final possession order; or
 - The claim was brought (received by the Court) on or after the 3 August 2020.
- The information at point 4 in the form about priority consideration is to assist the Court with case management and with its listing function. It does not guarantee any particular timetable.
- You should complete and print this document and submit to the court dealing with your case by post or email. You should keep a copy for your own records.
- No Court fee is payable for this Notice.