

Particulars of claim for possession

(rented residential premises)

Name of court

Claim No.

Name of Claimant

Name of Defendant

1. The claimant has a right to possession of:

2. To the best of the claimant's knowledge the following persons are in possession of the property:

About the tenancy

3. (a) The premises are let to the defendant(s) under a(n) Tenancy which began on

(b) The current rent is £ and is payable each (week) (fortnight) (month).
(other)

(c) Any unpaid rent or charge for use and occupation should be calculated at £ per day.

4. The reason the claimant is asking for possession is:

(a) because the defendant has not paid the rent due under the terms of the tenancy agreement. (Details are set out below)(Details are shown on the attached rent statement)

(b) because the defendant has failed to comply with other terms of the tenancy. Details are set out below.

(c) because: (including any (other) statutory grounds)

5. The following steps have already been taken to recover any arrears:

6. The appropriate (notice to quit) (notice of breach of lease) (notice seeking possession) (notice seeking a demotion order) (other)
was served on the defendant on 20

About the defendant

7. The following information is known about the defendant's circumstances:

About the claimant

8. The claimant is asking the court to take the following financial or other information into account when making its decision whether or not to grant an order for possession:

Forfeiture

9. (a) There is no underlessee or mortgagee entitled to claim relief against forfeiture.

or (b)

of

is entitled to claim relief against forfeiture as underlessee or mortgagee.

What the court is being asked to do:

10. The claimant asks the court to order that the defendant(s):

- (a) give the claimant possession of the premises;
- (b) pay the unpaid rent and any charge for use and occupation up to the date an order is made;
- (c) pay rent and any charge for use and occupation from the date of the order until the claimant recovers possession of the property;
- (d) pay the claimant's costs of making this claim.

11. In the alternative to possession, is the claimant asking the court to make a demotion order or an order suspending the right to buy?

Yes No

Demotion/Suspension claim

This section must be completed if the claim includes a claim for demotion of tenancy or suspension order in the alternative to possession

12. The (demotion) (suspension) claim is made under:

section 82A(2) of the Housing Act 1985

section 6A(2) of the Housing Act 1988

section 121A of the Housing Act 1985

13. The claimant is a:

local authority

housing action trust

registered social landlord or a private registered provider of social housing

other please specify (suspension claims only)

(Demotion claims only)

14. Has the claimant served on the tenant a statement of express terms of the tenancy which are to apply to the demoted tenancy?

Yes No

If Yes, please give details:

15. The claimant is claiming delete as appropriate (demotion of tenancy) (and) (an order suspending the right to buy) because: State details of the conduct alleged and any other matters relied upon.

Statement of Truth

(note) (I believe)(The claimant believes) that the facts stated in these particulars of claim are true.

(note) I am duly authorised by the claimant to sign this statement.

Signed

(note) (Claimant)(Litigation friend (where the claimant is a child or a patient))(Claimant's solicitor)

date

Note: delete as appropriate

Full name

Name of claimant's solicitor's firm

position or office held

(if signing on behalf of firm or company)

Find out how HM Courts and Tribunals Service uses personal information you give them when you fill in a form:

<https://www.gov.uk/government/organisations/hm-courts-and-tribunals-service/about/personal-information-charter>

N119 Particulars of claim for possession (rented residential premises) (08.18)

(Copyright) Crown copyright 2018