

# Eviction from private rented accommodation

If your landlord has served you with notice or you believe you are at risk of eviction, find out about services that could provide practical advice and help find accommodation

## Assured shorthold tenancies

Most people in the private rented sector have an assured shorthold tenancy. This means your landlord must serve you with the appropriate Section 21 notice in order to begin the eviction process. **It is illegal for your landlord to evict you from your home without following the correct legal procedures.** This means that your landlord is not allowed to:

- Change the locks on your property or force you to hand over your keys
- Remove your belongings from the property
- Move into a part of the property which you rent and which only you occupy

Unless you decide to leave voluntarily at the end of the notice period, your landlord will then need to go to court to get possession of the property. If your landlord is trying to evict you unlawfully from your home, you should get advice.

Shelter can provide advice over the phone on **0808 800 4444** or at a local advice centre. They can help you find somewhere to stay if you are in need of shelter urgently. You can also contact our Housing Options Team for advice on **020 8610 3539**.

Your legal rights will depend on the type of tenancy that you have and the reason that your landlord wants you to leave. For more information on types of tenancy agreements, visit [www.England.shelter.org.uk/get\\_advice/downloads\\_and\\_tools/tenancy\\_checker](http://www.England.shelter.org.uk/get_advice/downloads_and_tools/tenancy_checker).

If you are living with your landlord or a member of their family then special rules will apply, and your landlord may not need to go to court to evict you. However, they will still need to give you reasonable notice to leave the property. You should always seek advice on your tenancy rights if you have a resident landlord.

If your landlord is evicting you from your home, you will need to think about your housing options and how to find a new home. Contact our Housing Options Team on **0208 359 4797** for advice on private renting.

You should check the LHA rate for the area in which you wish to live. This will give you a benchmark for what you are available to afford, and what Housing Benefit will cover.

1. Find out the postcode for the property you are considering. Housing Benefit is calculated based on the location of the property you are moving to.
2. Go to <http://lha-direct.voa.gov.uk/search.aspx> for Local Housing Allowance Calculator.
3. Enter the number of bedrooms you are entitled to.

## Applying to Barnet Homes for assistance

You can approach our Housing Options service for assistance if you have been served with notice or if you believe you are at risk of eviction. We will give you advice about finding somewhere to live and we will try to prevent your homelessness where possible. We will open a homelessness application for you, and if you are eligible for assistance and are homeless or threatened with homelessness within 56 days you will be helped by one of your

frontline teams. If you qualify for assistance with rehousing, we may provide emergency accommodation and we can help you move to a property in the private rented sector. Phone Housing Options on **0208 359 4797** for advice and assistance.

## **Other services that can help**

**Outreach Barnet** | 0203 115 1185

Short-term support for housing-related support needs.

Email: [duty@outreachbarnet.org.uk](mailto:duty@outreachbarnet.org.uk)

Online: <https://www.outreachbarnet.org.uk/referrals/>

**Shelter** | 0808 252 7645 (emergency) 0808 163 1462 (non-emergency)

Housing and homelessness advice charity, helping with homelessness, evictions, private renting, benefits and more.

Online: <https://england.shelter.org.uk/>

**Barnet Citizen's Advice Bureau** | 0300 456 8365

Advice service helping with benefits, debt, employment, housing, relationship breakdown and more.