

For further information see government booklets:

- Assured and assured shorthold tenancies (A guide for tenants).
- My Landlord Wants Me Out (Protection against harassment and illegal eviction).

Or alternatively go to [www.communities.gov.uk](http://www.communities.gov.uk)

This document is also available in other languages on request:

এই ডকুমেন্ট অন্য ভাষায়, বড় প্রিন্ট আকারে এবং অডিও টেপ আকারেও অনুরোধে পাওয়া যায়।

આ દસ્તાવેજ વિનંતી કરવાથી બીજા ભાષાઓ, મોટા છાપેલા અક્ષરો અથવા ઓડિઓ રચનામાં પણ મળી રહેશે.

अनुसंध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है।


Also available in  Large Print,  CD Rom,  Audio Tape and Braille on request. Contact us on: 024 7637 6173

本文件也可应要求，制作成其它语文或特大字体版本，也可制作成录音带。





Dokument ten jest na życzenie udostępniany także w innych wersjach językowych, w dużym druku lub w formacie audio.

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਵਿਕਰਣ ਹੋਣਿਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

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**Opening Hours:** Monday to Friday, 9.00am to 5.00pm

# ILLEGAL EVICTION

## Information for Tenants

An illegal eviction is a criminal offence and takes place when a landlord makes you leave your home without following the proper legal process.



## **The Housing Act 1988 (Amended 1996)**

### **The Protection from Eviction Act 1977**

If you are an assured or an assured shorthold tenant, or you have a written or verbal tenancy agreement, your landlord cannot have you evicted without a court order. To do so is a criminal offence. It is also a criminal offence for the landlord, or someone acting on the landlord's behalf, to try to drive you from your home.

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### **Illegal Eviction**

An illegal eviction is a criminal offence and takes place when a landlord makes you leave your home without following the proper legal process.

Examples of how a landlord may try to evict you include:

- Changing the locks while you are out
- Threatening you and forcing you to leave the property
- Physically throwing you out
- Stopping you getting into all or part of your home



### **Harassment**

This is also a criminal offence and can be very frightening and distressing.

Examples of harassment include:

- Turning off essential services e.g. gas, electricity or water
- Restricting you from entering the property
- Entering your home without your permission while you are out
- Entering your home with a spare key while you are there
- Abusive phone calls or texts
- Phone calls late at night
- Visiting the property at unsociable times

A person who is convicted by magistrates for any of these offences under the forementioned Acts may have to pay a maximum fine of £5,000, or be sent to prison for six months, or both. If the case is referred to the Crown Court, the punishment can be prison for two years, or a fine, or both.