

# Landlord and **TENANT**

**GOWLINGS  
LEGAL SERVICES**

## **LANDLORD & TENANT LAW RESIDENTIAL PROPERTY**

### **GOWLINGS LEGAL SERVICES**

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As the owner of residential property let to tenants you will be aiming to maximize the financial benefits of your investment whilst at the same time providing a safe and secure home for your tenants. Both sides of the Landlord and Tenant relationship involve practical and legal obligations and sometimes it can be difficult to know exactly what these are and how best to deal with problems that arise. Good legal advice, sooner rather than later, is essential in securing the chances of a satisfactory outcome

Gowlings Property Department has many years of experience of providing advice to Landlords who are letting or thinking of letting their property to tenants – perhaps most importantly advising on the details of the tenancy agreement that can be so important in protecting your interests.

However well prepared the Landlord is, things do go wrong. Probably the most common issue is rent arrears and without good advice on how to proceed matters can soon get worse rather than better. Members of our Litigation Department have been involved with thousands of possession claims over many years and are ideally qualified to help you through a worrying time with swift and friendly advice and assistance tailored to suit your personal needs.

- Rent arrears based Possession Proceedings in the County Court
- Possession on the “Shorthold” ground
- Breaches of covenant/dilapidations
- Disrepair claims
- Disputes
- Deposit disputes