

The Council have taken me to Court for Rent Arrears



Once the matter has been heard by the Court, the Council will write to you informing you of the Courts decision and amount of legal costs awarded against you.



What happens if the Council is given a:

- **Possession Order**—If the Council obtains a Possession Order, you will usually have 28 days from the date of the hearing to give vacant possession of your home to the Council (in exceptional circumstances, the Council may ask for a Forthwith Order, which means the Council can have immediate possession of your home). If, after 28 days, you fail to leave the property, then the Council must apply to the Court for a Warrant of Eviction. Once the Warrant has been issued the Court Bailiff will visit your property to inform you of the date the Eviction will take place. If you pay all outstanding arrears and legal costs on or before the morning of the Eviction the Council will stop the Eviction. You should note that if the Council obtains a Possession Order, you will lose your right to purchase your home.
- **Suspended Possession Order**—If the Council obtains a Suspended Possession Order, it means that the Council has possession of your home, but cannot evict you as long as you pay an amount of money in addition to your weekly rent as ordered by the Court. In addition to the above orders the Council will ask the Court for a Judgement for the amount owed at the date of the hearing. The legal costs will be repaid at the same rate after the arrears have been repaid. If you miss any repayments the Council will inform you and will give you 7 days to make sure your payments are brought up to date. If you fail to do so the Council will apply to the Court for a Warrant of Eviction and you will have to repay all arrears and legal costs before the Council will stop the eviction.
- **Judgement for the Claim Fee**—If you repay the amount owed before the Court Hearing, the Council will ask for a Judgement for the Claim Fee, which the Council had to pay when the summons was issued. You can repay the fee by weekly instalments in addition to your weekly rent, but you should remember that the Judgement will be registered against you and cannot be 'marked satisfied' until the amount has been repaid.

Vale of Glamorgan Council

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Useful Phone Numbers:-



Housing Rents Section 01446 709512
01446 709513

Housing Benefits Section 01446 709244

Housing Services (Homelessness) 01446 709523
01446 709794
01446 709839

Shelter Cymru (Cardiff) 02920 654951

Citizens Advice Bureau

A list of Legal Aid Franchise Solicitors is available from:

Legal Services Commission
Marland House
Central Square
Cardiff
Tel:- 02920 388971