



Your Business. Our Expertise.

West Yorkshire's leading Business Debt Collection and Recovery Solicitors

QUEBEC LAW SOLICITORS PRICE LIST – AVERAGE COST OF A RESIDENTIAL EVICTION 2021

Quebec Law Solicitors provides a dedicated cost-effective service across all key stages of the Landlord Guard+ Residential Eviction service.

Fixed Fee Service For Landlords

We offer a fixed fee service with transparent costs. Whether you require full representation throughout the process, or just have a query regarding your current on-going claim, our experienced solicitors are here to help.

Identification fee (£15.00) and Land Registry search (£3.00) applicable for all new instructions.

Drafting and Serving Notices

Section 21 / Section 8 (Grounds 8, 10, 11)	Drafting and serving Notice	£150.00 + VAT
Section 8 (any other ground)	Drafting and serving Notice	£180.00 + VAT per hour

Submitting a claim to the Court for possession

Section 21 / Section 8 (Grounds 8, 10, 11)	Court fee	£355.00
	Drafting and submitting claim to the Court	£449.00 + VAT
	Review of Section 21 / 8 if it has not been served by us	£50.00 + VAT
Section 8 (any other ground)	Court fee	£355.00 + VAT
	Drafting and submitting claim to the court	£178.00 + VAT per hour
	Review of Section 21 / 8 if it has not been served by us	£50.00 + VAT

Enforcement		
County Court	County court Bailiff	£130.00
	Our fees for liaising with bailiffs and completing documentation	£179.00 + VAT
High Court	High Court Sheriff court fee	£71.00
	Sheriffs fee if warrant cannot be enforced	£150.00
	Our fees for liaising with bailiffs and completing documentation	£420.00 + VAT

If additional help and support is required, we will discuss the associated services and fees with you before beginning the process. For example, representation/advice from Counsel/Barrister may be advisable depending on your particular circumstances.

Call us today on 0113 345 4114

Possession Notices – Section 21 and Section 8

Whatever your reason for needing to regain possession of your property you may need to serve notice to your tenant either with a Section 21 Notice or a Section 8 Notice. We can help you every step of the way and advise you on the best course of action in your individual circumstances. Sometimes a pre-action letter to a tenant is enough and there is no need to proceed further.

Section 21 Notices

Section 21 Notice is used to evict tenants whose fixed term tenancy has ended, and they have not vacated the property. It can also be used during a tenancy where there was no fixed end date (periodic tenancy).

However, you cannot use the Section 21 Notice in certain circumstances, for example:

- The fixed term of the tenancy contract hasn't ended
- You don't have a landlord's licence (Wales)
- Tenancy started after April 2007 and the deposit is not protected by a deposit protection scheme
- It is less than 6 months since the start of the tenancy
- If you have not provided the tenant with a Gas Safety Certificate, Energy Performance Certificate or a Government How to Rent Guide (England)

Section 8 Notices

A section 8 Notice is used when tenants have broken the terms of the tenancy, for example;

- Rent arrears
- Damage to the property
- Failing to maintain the property according to the contract.

You are able to give **2 weeks to 2 months' notice** depending on which terms of the agreement they have broken.

Section 21 Notices

A section 21 notice or a notice of seeking possession can be used to evict tenants either:

- At the end of a fixed term tenancy – if there is a written contract
- During a tenancy with no fixed end date – a 'periodic' tenancy.

In England a tenant must be given at **least 2 months' notice** and in Wales they must be given 6 months.

FURTHER INFORMATION

Letter Before Action (LBA)

When you instruct us to send a Letter Before Action, you are able to choose whether the recipient has either 7 days, 3 days or by return to make payment of your debt, such as Rent.

If the deadline for payment passes, we will inform you that you can issue Court Proceedings. If you inform us of payment in full, we will close your case. If we do not receive further instructions from you after 6 weeks, your case will be automatically closed. However, should you wish to take further action please contact us as the file can be re- opened quite easily.

Correspondence Charges

A correspondence charge is incurred where either:

We receive correspondence in writing by telephone or in writing from the debtor or third party. We will deal with that correspondence and send a copy to you with recommendations as to the next steps.

You contact us to discuss a matter at the Pre-Action stage and we take your instructions and/or provide guidance

You instruct us to correspond by telephone or in writing with a debtor or third party and we carry out your instructions.

VAT and T&Cs

Our Charges exclude VAT and disbursements such as Counsel's fees, High Court Enforcement Officer's abortive charges, Agent's fees, etc. These vary in each case. Where the Lord Chancellor's Department varies a Court Fee we will charge you the actual amount paid out on your behalf to the court.

Occasionally we are instructed to start proceedings and are then asked to try and stop them, because e.g., the debtor has paid the debt. In such a case, if we are able to recover it from the court, we will credit you with the court fee but will charge the fixed costs - there is sometimes more work in stopping than running an action.

Quebec Law Solicitors reserves the right to change our price list at any time and a full list of our Terms & Conditions can be obtained by contacting us.

Data Protection & Privacy Policy

We use the information you provide primarily for the provision of legal services to you and for related purposes. Our use of that information is subject to your instructions, the Data Protection Act 2018, General Data Protection Regulation 2018 and our duty of confidentiality.

Please note that our work for you may require us to give information to third parties such as auditors, expert witnesses and other professional advisers.

We may from time to time send you information that we think might be of interest to you. If you do not wish to receive that information please unsubscribe or notify our office in writing.

For further information please read our Privacy Policy: <http://www.quebeclaw.co.uk/privacy-policy.html>

Legal

Quebec Law Solicitors is a trading name of Quebec Law Solicitors Ltd a limited company registered in England & Wales under Number 11716158.

Registered office: 291 Roundhay Road, Leeds, LS8 4HS. Quebec Law Solicitors Ltd is authorised and regulated by the Solicitors Regulation Authority, No. 655551.

A List of members and non-members who are designated 'Partner' are available at the registered office. VAT Number 318025429.

Quebec Law Solicitors Ltd is a body authorised and regulated by the Solicitors Regulation Authority. The Solicitors code of conduct can be accessed at www.sra.org.uk/handbook.