

## **HO2 Housing Status and Vulnerability to Eviction**

Part 1: Using the Housing Status Charts in Advisernet, identify the housing status of each client.

Part 2: Establish whether the client has any rights to do anything about the problem. If they do have rights, and they attempt to exercise those rights, how vulnerable to eviction are they? What would your advice be to the client?

### **Charles**

Part 1: Charles rents a one-bedroom flat for himself and his wife to live in. His landlord is the local council. He signed up for his tenancy and moved in 45 years ago when he married Patricia. He pays £95 rent a week.

Part 2: Charles' boiler isn't working very well and hasn't been serviced for three years. He is wondering whether he should ask his landlord to have a look at it, but he doesn't want to upset the landlord in case the landlord throws him out.

### **Leila**

Part 1: Leila's landlord is a local Housing Association. She signed her tenancy with them in 1996 and has lived there ever since. She lives alone. She pays £110 rent a week. There was no initial fixed term, and she has not been taken to court by her landlord.

Part 2: Time passes and Leila gets into rent arrears. Leila brings you a letter from the court entitled "Outright Possession Order" stating that she has 14 days from yesterday to vacate the property.

### **Julie**

Part 1: Julie lives with three other students. Their landlord is Mr. Brown, who lives a few streets away. They signed their six-month tenancy together and moved in three months ago. Her share of the rent is £350 a month.

Part 2: Julie's boiler keeps cutting out, leaving them with no heating or hot water. They've asked the landlord to fix it, and she's been round a few times and re-set it. It works for a week or two, then cuts out again. Julie wants the landlord to repair it properly, but is afraid that if she asks, she will be evicted.

### **Nikos**

Part 1: Nikos has a room in his landlord's house. He shares a bathroom and kitchen with Colin, his landlord. Nikos has lived here seven months and pays £120 rent every week including bills. He has never missed a rent payment, and never had any problems with his landlord.

Part 2: Nikos has had a conversation with his landlord in which the landlord said he wants Nikos to leave – no reason was given.