

This factsheet tells you what happens when you are served with a Notice of Possession Proceedings to end your introductory tenancy.

If you have broken the terms of your introductory tenancy agreement, we expect you to put things right within an agreed time. For example, if you are in rent arrears, we expect you to clear the debt or make an agreement to clear the arrears along with your current rent payments. If anti-social behaviour has caused problems for neighbours, we expect you to change it.

If you don't put things right as agreed, or if the problems are serious, (for example violent or illegal behaviour) we will start legal action to end your introductory tenancy.

First, we will serve a Notice of Possession Proceedings

We will deliver a Notice of Possession Proceedings to you at home (or to any other address we know you are living at). This is the start of the legal process to end your introductory tenancy.

If this legal action continues, you will lose your council home.

You can ask for a review.

If you disagree with our decision to end your tenancy, you can ask for a review. You must do this within 14 days of receiving the Notice.

We will let you know when and where the review will be held at least 5 days beforehand. You can bring someone along for support or to speak for you, if you like.

If you don't attend, the decision will be made without you.

About the review

The review will be heard by a senior council officer who has not been involved in the decision to end your tenancy. They will consider information from your Housing Management Officer. They will also take into account any information you wish to offer, before or at the review hearing.

Giving you the decision

After considering information from both sides, the reviewing officer will make their decision. We will write to let you know their decision within 2 working days. Our letter will also give the reasons for the decision and tell you what you need to do next. We are legally required to inform you of the decision before the Notice of Possession Proceedings expires.

What happens next?

If the review agreed your tenancy should be ended we will apply to court for a Possession Order. As long as we have followed procedures correctly, the court must grant us possession and you will be evicted.

You will have to pay the court costs and it is highly unlikely that the council will have any duty to house you again.

If the review did not agree that your tenancy should be ended, you continue as an introductory tenant. At the end of the original 12 month period you will become a secure tenant. Please be aware if problems resume we can start the legal possession process again at any time.

For advice about **housing after eviction**, contact the Housing Options team:

- 01904 551550
- housing.options@york.gov.uk

For independent advice:

- Citizens' Advice Bureau 0344 411 1444
- North Yorkshire Housing Advice Resource Project 01609 761772
- Any solicitor can help but they will usually charge for this.

For more information, please see the other factsheets in this series:

- H1 Introductory Tenancy – Getting Started
- H2 Action to Extend an Introductory Tenancy

Telephone: 01904 551550
Website: www.york.gov.uk/Housing
Address: Housing Services
West Offices
Station Rise
York YO1 6GA

This information can be provided in your own language.

Informacje te mogą być przekazywane w języku ojczystym.
Polish

Bu bilgi kendi dilinizde almanız mümkündür.
Turkish

此信息可以在您自己的语言。
Chinese (Simplified)

此資訊可以提供您自己的語言。
Chinese (Traditional)

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