



# Landlord and Tenant Services

---

Practical and Personalised Legal Advice

---



## Property Dispute Resolution

Both landlords and tenants may require advice at some stage of a tenancy. We have experience of helping both landlords and tenants on all aspects of a tenancy whether it is an Assured Shorthold Tenancy, a Common Law Tenancy, Business Tenancy or a licence.

There are numerous requirements for landlords to meet when entering into a residential tenancy from Right to Rent checks through to providing a How to Rent Guide to the tenant. We ensure that the tenancy is set up correctly which should avoid the landlord encountering issues at a later date.

Bringing a tenancy to an end can be problematic but success hinges on the service of correct initial paperwork and a valid notice. We offer practical advice and assistance with this as well as guidance when the correct procedure has not been followed.

***At Battens, we have a strong and well respected Landlord and Tenant specialism within our Property Dispute Resolution Team.***

Court proceedings in respect of bringing a possession claim and defending one, are a regular part of our team's work. It is easy to make a mistake if you are not aware of the legal procedure. We would always advise taking advice prior to serving any notice.

As well as residential tenancies, we also advise on disputes in commercial leases from dilapidations to forfeiture. We will work closely with surveyors to ensure the best commercial strategy and we can facilitate negotiations between the parties to obtain the best outcome with minimal disruption.

Some landlord and tenant disputes can be dealt with on a fixed fee basis and, if not, as cost proportionately as possible. We will advise you as to potential costs to allow you to weigh up the benefits to be derived from expending that money.

If court proceedings are required, we can assist with the necessary paperwork and court appearances.

As well as dealing with litigation matters, we also cover more procedural tasks such as drawing up the tenancy agreement and advising on deposits and EPC requirements in order to avoid potential future disputes from arising.

## Our Other Areas Of Expertise with Property Dispute Resolution:

### We act in relation to all property disputes including the following:

- Access to neighbouring land
- Adverse possession
- Assured shorthold and other tenancy agreements
- Boundary disputes
- Breaches of covenant
- Breaches of landlord and tenant obligations
- Break clauses
- Commercial landlord and tenant disputes
- Defective title
- Deposits
- Dilapidations
- Easements
- Forfeiture and possession
- Guarantee agreements
- Houses in Multiple Occupation (HMOs)
- Housing disrepair
- Insolvency
- Licences to occupy
- Minimum Energy Efficiency Standards
- Nuisance
- Proprietary interests in land

- Residential landlord and tenant disputes
- Rent arrears
- Section 25 notices
- Section 26 notices
- Section 146 notices
- Service charges
- Squatters / trespassers

If you cannot see your issue listed, please call us on one of the following numbers and we will be able to tell you if your matter is something which we can assist with.



**Ceri Stephens**

01935 846194

[ceri.stephens@battens.co.uk](mailto:ceri.stephens@battens.co.uk)



**Jacqui Swann**

01935 846254

[jacqui.swann@battens.co.uk](mailto:jacqui.swann@battens.co.uk)



**Oliver Thorp**

01935 846228

[oliver.thorp@battens.co.uk](mailto:oliver.thorp@battens.co.uk)



**Rachael Webber**

01935 846050

[rachael.webber@battens.co.uk](mailto:rachael.webber@battens.co.uk)



**Laura Cooke**

01935 846277

[laura.cooke@battens.co.uk](mailto:laura.cooke@battens.co.uk)

## Our offices

---

### Yeovil

Mansion House  
54 - 58 Princes Street  
Yeovil  
Somerset  
BA20 1EP  
01935 846000

### Sherborne

The Bank House  
Long Street  
Sherborne  
Dorset  
DT9 3BU  
01935 814811

### Castle Cary

Francis House  
Fore Street  
Castle Cary  
Somerset  
BA7 7BQ  
01963 834477

### Dorchester

Savernake House  
High West Street  
Dorchester  
Dorset  
DT1 1UU  
01305 250560

### Wareham

12 West Street  
Wareham  
Dorset  
BH20 4JX  
01929 768720

### Bath

7-9 North Parade  
Buildings  
Bath  
BA1 1NS  
01225 562581

### London

36 Soho Square  
London  
W1D 3DY  
0207 781 7750

**Specialist legal advice &  
solutions, for whatever life  
brings - at home or at work**



**Battens**  
solicitors