



Landlord Legal Services



Legal Services for Landlords

Tenancy Agreements

With vast experience in drafting tenancy agreements, ranging from the Assured Shorthold Tenancy to the more complex agreements, our Landlord Services Team are on hand to provide you with the legal expertise you need to ensure that you have the most suitable agreement in place for your circumstances.

As leading litigators we also have extensive experience in resolving tenancy agreement disputes. Disputes between landlord and tenants can be both costly and time consuming if not dealt with in the correct way, with our team of experts you have access to the advice you need for the most effective solution, saving you time and money.

Tenant Eviction

Whether it's a problem with rent arrears or any breach of the tenancy agreement, Kirwans can help to resolve the issue. With the help of our specialist Landlord Services Team, the eviction process can be dealt with in the most efficient and cost effective way.

From issuing written warnings to the tenant, serving legal notices, to issuing accelerated or standard possession proceedings, our team can do all of the hard work for you. Plus, with our fixed fee packages you know how much each stage of the eviction process will cost.

Unlawful Eviction

To remove a tenant from your property, the correct legal procedures must be followed by obtaining a Court Order for possession, and if necessary a Warrant for Eviction, which must be executed by a Court Bailiff.

If you evict a tenant without following the correct procedure, you will be evicting the tenant unlawfully which could result in legal action against you. This can include a claim for compensation or even an injunction to get the tenant back into the property.

It is important to seek legal advice from the outset; our team of specialists are on hand to guide you through and advise on the most appropriate legal defence and assist landlords who face action against them.

Rent Recovery

Managing rental property can be an exciting and profitable investment. However, disputes can arise with a tenant in the recovery of rent. This can often cause distress and frustration as well as having potentially damaging financial implications.

These situations can often be rectified without the need for court intervention. However, if after having taken the reasonable steps to recover the rent your tenant has failed to make the payment, legal intervention may be required to assist you.

Our landlord legal specialists can provide you with peace of mind that the issues have been carefully considered with an effective application of law.

At Kirwans, we have a team of expert solicitors who specialise in representing and advising residential and commercial property landlords across the UK.

Whether you are new to the property ladder or an experienced property investor, Kirwans offer a cost effective and efficient landlord service.

Property can be an exciting and profitable investment. However, dealing with the legal processes that accompany it can be complex and overwhelming. Our team will guide you through the legal procedures and help you to ensure that matters are resolved as efficiently and as cost-effectively, as possible.

Landlord Assistance – Your Legal Support Team

With Kirwans you have access to a multi-disciplinary legal practice on hand to guide you through a wide range of landlord issues, including harassment and nuisance neighbours, licensing and HMO breaches, and advising on trespasser and squatter rights.

Obtaining the right legal advice from the outset can help you to avoid timely and expensive errors. The right expertise can effectively assist you with your property investment and ongoing property management; this is why we invest time to understand your needs and consider the long-term objectives of your requirements.

Whether you are a new or an experienced landlord, let Kirwans guide you in the right direction and put your property investments on the right track.



Let Kirwans Guide You On Your Legal Journey

Why Kirwans?

- ✓ 24/7 access to landlord legal specialists
- ✓ Cost transparency – with our fixed fee solutions you know how much each stage of the legal process will cost
- ✓ Day to day support and advice
- ✓ Concise and honest advice tailored to each individual client
- ✓ Regular updates ensuring you are fully informed
- ✓ Prompt and thorough responses to enquiries
- ✓ Access to a multi-disciplinary legal practice

Contact our legal experts today

 **0800 525 035**

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Prenton

Moreton

Southport

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