

## I'm Being Evicted - What Should I Do?

### Don't ignore the problem

Being threatened with homelessness can be a frightening experience, but please do not hide from the problem it is unlikely to go away, ask for help there are lots of agencies out there that will be happy to help you.

### Make sure you know what your rights are

The rules of eviction are different depending on the type of tenancy you have.

Your landlord can only evict you if he/she follows proper procedures.

If you are unsure about the type of tenancy you have or if your landlord is following the correct procedure, you can contact the advice agencies in this leaflet who can advise you.

### Talk to your landlord

It might sound obvious but talking to your landlord can often be the first step to finding a way out of the problem. Find out why you are being evicted.

Ask your landlord if there is anything you can do to prevent or delay the eviction. For example, if you are in rent arrears and need help to sort them out, get that help and promise to keep up to date in the future.

### Rent Arrears

If you are having trouble paying your rent, you need to do something about it as soon as possible. If you don't pay your rent you may lose your home.

- **Keep** all the letters you receive, they will be useful to show an advisor

- **Make** paying your rent a priority over all other debts
- **Find** out if you are entitled to any benefits
- **Work** out a budget and see where you can cut back on spending
- **Even** if you can't pay the full amount, show your landlord your budget and show that you are prepared to pay as much as you can
- **Get help** from a debt advisor or income maximisation officer who can help you work out your budget, negotiate with your landlord and help make repayment arrangement for any other debts you might have

### Harassment and Illegal Eviction

If you think your landlord is making life difficult for you to try and get you to leave your tenancy early or has not followed proper eviction procedures, you should talk this over with a professional advisor.

It is illegal to harass someone or to try to evict them without proper notice, but some landlords may not realise that their actions are wrong and it is advisable to raise this with them first.

If the problem continues you can report this to the police as it is a criminal offence.

### Where can I get help?

Confidential, free and independent advice and representation is available from the following agencies:

**Aberdeen Citizens Advice Bureau**  
41 Union Street, Aberdeen  
Tel: 01224 586255

Provide free advice and information on a range of issues, including housing and welfare rights, benefits, and money and debt problems.

### Opening times

**Monday:** 9.30am - 4pm, phone 9.30am - 12.30pm

**Tuesday:** 9.30am - 4pm

**Wednesday:** 1pm - 4pm, phone 9.30am - 12.30pm

**Thursday:** 9.30am - 4pm, phone 5pm - 7.30pm

**Friday:** 9.30am - 4pm

### In - Court Advice

**Tel: 638859**

Provide free legal and other advice on a range of civil law issues, including housing problems. Advisers will be able to represent you in court if need be although they will only be able to represent you at certain stages of your case unless they are legally qualified. Some services will be able to get a solicitor to represent you if that is necessary.

### Opening times

**Monday:** 10am - 1pm (at Sheriff Court),

**Tuesday:** 10am - 1pm (at Sheriff Court),

**Wednesday:** 10am - 1pm (at Sheriff Court)

**Thursday:** 9.30am - 3pm (at Sheriff Court)

### Aberdeen Cyrenians

**Community Resettlement, Support & Advice Service (CRSAS)**

**62 Summer Street**

**Aberdeen**

**Tel: 625732**

Offer advice on a range of issues, and can advise you on your rights and responsibilities as a private sector tenant.

### **Trading Standards Service**

#### **Debt Counselling**

St. Nicholas House  
Broad Street  
Aberdeen  
AB10 1BX  
Phone: 01224 523738  
Fax: 01224 645786

Email: [moneyadvice@aberdeencity.gov.uk](mailto:moneyadvice@aberdeencity.gov.uk)

Provide a debt counselling/money advice service to all residents in Aberdeen. If you or your family need help with debt problems please do not hesitate to contact one of there trained debt counsellors who can provide free, impartial and confidential help and advice.

### **Welfare Rights**

**Advice Line: 523203 - Open every morning between 9.30 and 12.30.**

Provide free, impartial and independent advice, information, appeals and representation at Tribunals on all aspects of welfare benefits or tax credits. They can also offer one free consultation with a solicitor on all non criminal matters, (subject to availability).

**Shelter's free housing advice helpline (Scotland)**

Phone: 0808 800 4444

Opening times

**Monday - Friday: 9am - 5pm**

### **Useful Websites**

If you have access to the internet you can get more detailed information and the answers to frequently asked questions from the following websites:

Aberdeen City Council  
[www.aberdeencity.gov.uk/homeless](http://www.aberdeencity.gov.uk/homeless)

Shelter Scotland  
<http://scotland.shelter.org.uk>

Money Advice Scotland  
<http://www.moneyadvicescotland.org.uk>

Money Advice  
<http://www.moneyscotland.org.uk>

**It is not possible to stop the eviction and I am going to be homeless what should I do?**

Don't delay get in touch with the Council's Homelessness Section right away. They can assist you to make safe your possessions, advise you of your housing options, arrange for temporary accommodation and carry out an assessment under homeless legislation.

They are based at:

**Aberdeen City Council  
Homelessness Section**

**Ground Floor**

**St Nicholas House**

**Upperkirkgate**

**Aberdeen**

**Tel: 522110**

**Email: [homeless@aberdeencity.gov.uk](mailto:homeless@aberdeencity.gov.uk)**



**Aberdeen City Council**

[www.aberdeencity.gov.uk/homeless](http://www.aberdeencity.gov.uk/homeless)

**Information for Tenants living in a Private Sector Tenancy**

We have sent you this leaflet because.....

- You have asked for help
- Your landlord wants to repossess your property (and he must by law advise us of this)
- Your home is at risk

**We want to help you keep your home**

This leaflet offers some advice on what you can do and includes contact details of where you can get free advice and legal representation.