

My Tenant Has Not Paid the Rent Again Now What?

| | |
|---|--------------------------|
| When did the rent fall due? | <input type="checkbox"/> |
| Was a formal rent demand sent? | <input type="checkbox"/> |
| What does the lease say about your rights to re-enter the property (i.e. does a right to forfeit exist and when can you use it)? | <input type="checkbox"/> |
| Do you want to forfeit the lease? If so, you might need to put a stop on any further rent demands and ensure that all contact with the tenant is stopped before the right to forfeit arises and instruct lawyers to advise on the next steps. | <input type="checkbox"/> |
| Consider whether the tenant is in breach of any other covenants in the lease on which you could rely to forfeit. | <input type="checkbox"/> |
| Seek legal advice regarding the possibility of relief from forfeiture. | <input type="checkbox"/> |
| Seek strategic legal advice about whether you are able to and/or should pursue the tenant for the arrears. | <input type="checkbox"/> |

If you would like to discuss any issues raised by this alert or break options generally, please do not hesitate to contact a member of our Real Estate Litigation team.

E real.litigation@squirepb.com

London – Leeds – Manchester – Birmingham

