

## **Landlord and Tenant**

Disputes often arise between Landlords and Tenants relating to both commercial and residential property. We are experienced in providing advice to both Landlords and Tenants in the following areas:-

1. Valuation advice for the resolution of disputes over **rent reviews and lease renewals.**

If an agreement cannot be reached over a rent review then we can present a case to an Arbitrator and in circumstances of a lease renewal give evidence to the Court over the appropriate terms and correct rental for a new lease

2. Inspection of premises for the purposes of preparing a Schedule of **Dilapidations and advice on damages over non-repair.**

Where a landlord is concerned that his property investment is not being maintained to the required standard we can carry out a survey and advise on whether the tenant should receive a Notice of non repair.

We can then negotiate with the tenant with a view to settling the matter

We can also act on behalf of tenants where they consider the Landlord is making unreasonable demands or using a claim of non repair for Repossession proceedings.

3. **A Schedule of Condition** is often required to be incorporated in a commercial lease so as to avoid a subsequent dispute over the condition of the premises at the start of the lease.

We can provide such Schedules with photographic evidence.