

# IN THE COUNTY COURT COUNTY COURT

Claim No:

**Tariq Mohammed**

CLAIMANT

*- and -*

**Sonia Shezadi**

DEFENDANT

## WITNESS STATEMENT OF TARIQ MOHAMMED

I, **Tariq Mohammed**, of **35 Woodhall Park Avenue Pudsey LS28 7HF**, will say as follows:

### 1 INTRODUCTION

I am the landlord of the property at 16 Waterloo Road, Pudsey, LS28 7PW. I make this witness statement in support of my claim for possession under section 8 of the Housing Act 1988.

### 2 TENANCY HISTORY

The tenancy commenced on 14 July 2025 as an assured shorthold tenancy (fixed term) with a fixed term ending on 14 July 2026. The agreed rent is £1,000.00 payable monthly, due on the 1st of each month. The tenant is contractually obligated to pay rent on or before the due date in accordance with the tenancy agreement.

### **3 GROUNDS FOR POSSESSION**

---

I am seeking possession of the property relying on Ground 8 of Schedule 2 to the Housing Act 1988. Ground 8 is a mandatory ground for possession. Ground 8 requires that at least two months' rent be unpaid both at the date of the notice and at the date of the hearing. A detailed Schedule of Arrears showing the period-by-period breakdown of rent due and payments received is attached to this pack. I will provide an updated Schedule of Arrears to the court before the hearing to confirm the arrears position at that date.

### **4 TIMELINE OF EVENTS**

---

- 14 July 2025: Tenancy commenced
- 14 July 2025: First period of unpaid rent began
- 19 January 2026: Section 8 Notice served on the tenant by first class post
- 2 February 2026: Notice period expired (earliest date proceedings could commence)

### **5 SUPPORTING EVIDENCE**

---

The following documents are included in this possession pack:

Court Forms:

- Form N5 - Claim for Possession of Property
- Form N119 - Particulars of Claim for Possession

Notice Documents:

- Section 8 Notice (Form 3) - Notice seeking possession served on the tenant

The following documents may be provided separately to the court:

- Proof of Service Certificate - Template for evidencing service
- Tenancy agreement (original signed agreement)
- Bank statements or rent ledger (showing payment history)
- Correspondence with tenant regarding arrears
- Tenancy deposit protection certificate
- Gas Safety Certificate (if applicable)
- Energy Performance Certificate (EPC)

### **6 STATEMENT OF TRUTH**

---

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

## **STATEMENT OF TRUTH**

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

**Signed:**

---

Tariq Mohammed

**Dated:**

## **IMPORTANT NOTES**

1. This witness statement must be signed and dated before submission to court.
2. You may be called to give oral evidence at a hearing. Ensure all facts stated are true and accurate.
3. If you are represented by a solicitor, they will verify this statement.
4. Keep a copy for your records and bring the original to any court hearing.
5. Do not alter this statement after signing. If you need to make changes, create a supplemental witness statement.

---

**Generated:** 20 January 2026

**Landlord Heaven** | Witness Statement for Possession Proceedings