

IN THE COUNTY COURT COUNTY COURT

Claim No:

Alex Landlord

CLAIMANT

– and –

Tina Tenant

DEFENDANT

WITNESS STATEMENT OF ALEX LANDLORD

I, **Alex Landlord**, of **1 High Street London SW1A1A1**, will say as follows:

1 INTRODUCTION

I am the landlord of the property at 2 Low Road, London, SW1A2BB. 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 1 January 2024 as an assured shorthold tenancy (fixed term). The agreed rent is £1,200.00 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 RENT ARREARS**

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The tenant has failed to pay rent as required under the terms of the tenancy agreement. As at the date of this statement, the total arrears amount to £2,167.74. This represents 1.80645 complete rental periods during which no payment, or insufficient payment, has been received. A detailed Schedule of Arrears is attached to this pack, showing the period-by-period breakdown of rent due, payments received, and the running balance of arrears.

### **4 GROUNDS FOR POSSESSION**

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I am seeking possession of the property relying on Ground 8 and Ground 10 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. At the date of service of the Section 8 Notice (7 February 2026), the total rent arrears stood at £2,167.74, representing approximately 1.8 months' rent. As at the date of this statement (7 February 2026), the total rent arrears amount to £2,167.74, representing approximately 1.8 months of unpaid rent. 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. Ground 10 is a discretionary ground which applies where some rent is unpaid both at the date of the notice and at the date of proceedings. The court has discretion to make a possession order if it considers it reasonable to do so.

### **5 TIMELINE OF EVENTS**

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• 1 January 2024: Tenancy commenced • 7 December 2025: First period of unpaid rent began • 7 February 2026: Section 8 Notice served on the tenant by first class post • : Notice period expired (earliest date proceedings could commence) • 7 February 2026: This witness statement prepared

### **6 SUPPORTING EVIDENCE**

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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 • Proof of Service Certificate - Template for evidencing service Arrears Documentation: • Schedule of Arrears - Period-by-period breakdown of rent due, payments received, and running balance The following documents may be provided separately to the court: • 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)

## **7 STATEMENT OF TRUTH**

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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:**

**Dated:**

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Alex Landlord

### **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.

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**Generated:** 7 February 2026

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