

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 • Proof of Service Certificate - Template for evidencing service 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)

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.

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Signed:

Dated:

Tariq Mohammed

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