

# Fact Sheet

Illegal Eviction

Coed Pella,  
Conway Road,  
Colwyn Bay.  
LL29 7AZ



## What is an Illegal Eviction?

In order for a Landlord to evict you, there is a legal procedure that must be followed. If you are evicted by your Landlord and they haven't followed the correct procedure this will be deemed as an Illegal Eviction. Examples of an illegal evictions are:

- Forcing you to leave by threatening you or harassing you
- Physically throws you out
- Stops you from getting in certain parts of your house

## What should I do if my landlord is evicting me illegally?

Try to negotiate with your Landlord – If they are not prepared to let you back into the property you can advise them you will take further action.

If you have been illegally evicted you still have rights to live at the property. The Homeless Prevention Team will be able to help you.

You can take civil legal action to get reinstated into the property.

## How can Conwy Housing Solutions help?

A Homeless Prevention Officer can:

- Negotiate with your landlord;
- Warn your landlord of the potential consequences of illegal eviction
- Help you to get back into your home after an illegal eviction.
- Conwy County Borough Council have the power to prosecute landlords who illegally evict tenants.

## What can the Courts do?

In some circumstances the Courts have the power to give you an emergency injunction.

This means that your Landlord **MUST** allow you back into your home.

The courts can also order landlords to pay compensation to you.

## Can the Police help?

Unless the eviction is violent, the Police are very unlikely to get involved. However, it is still worth reporting the eviction in case you need evidence at a later stage.

- Ask the police for help if you're being illegally evicted.
- The police should come to your home if they can prevent violence or a breach of the peace.
- Call 999 in an emergency.
- Sometimes the police may not know the law about illegal eviction. You can tell them that the Protection from Eviction Act 1977 makes it a criminal offence for your landlord to evict you without following the correct legal steps. The police should not enable or assist an eviction by a landlord, but can act to stop a breach of the peace.
- Show the police a copy of your tenancy agreement.



If the Homeless Prevention Officer can confirm that you are unable to access the property, they may be able to offer you temporary accommodation, depending on your individual circumstances. This will be discussed with you during your assessment.

If you do re-gain entry to your home you may not feel safe or comfortable there following the eviction. During your assessment with the Homeless Prevention Officer, you will be given advice on various Housing Providers and how to secure alternative, affordable accommodation.

## Are there any other services that can give me advice and support?

Yes – Our partner agencies can offer a range of advice and support:

**Shelter**  
Cymru

☎ 01792 469400

💻 [www.sheltercymru.org.uk](http://www.sheltercymru.org.uk)

📄 Unit 5, Station Bldg., Bodfor St, Rhyl LL18 1AT.



☎ 0344 477 2020

💻 [www.citizensadvice.org.uk](http://www.citizensadvice.org.uk)

📄 Eryl Wen, Eryl Place, Llandudno, Conwy LL30 2TX



Dewis Cymru is a place for information about well-being in Wales.

If you would like information that can help you think what matters to you, along with information about local organisations and services that can help, you can visit the Dewis Cymru website at [www.dewis.wales](http://www.dewis.wales)

This website will help you access local support services and find information and advice. It is a single, clear and reliable point of access

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