

# Harassment & Illegal Eviction

It is a crime for your landlord to harass you or try to force you out of a property without using proper procedures. If this happens, you may have a right to claim damages through the court.

## What is harassment?

If your landlord keeps turning up at your home, or letting themselves in without your knowledge, they may be guilty of harassment. Even though they own the property they do not have the right to do this. If you believe your landlord is harassing you, Housing Advice can provide you with advice and assistance.

Harassment can be anything a landlord does, or fails to do, that makes you feel unsafe in the property or forces you to leave.

Harassment can include:

- Stopping services, like electricity
- Withholding keys
- Refusing to carry out repairs
- Anti-social behaviour by a landlord's agent - eg a friend of the landlord moves in next door and causes problems
- Threats and physical violence

## What is illegal eviction?

Your landlord may be guilty of illegal eviction if you:

- Aren't given the notice to leave the property that your landlord must give you
- Find the locks have been changed
- Are evicted without a court order

Even if your landlord's property is repossessed by their mortgage lender, the lender must give you a notice period so you can find other accommodation.

If you are experiencing problems in your private rented property the Housing Options Team can help to negotiate with the landlord on your behalf. They can intervene if you are being illegally evicted. You can call them on 01204 335900 or email on [housing.options@bolton.gov.uk](mailto:housing.options@bolton.gov.uk)

If you are experiencing physical abuse or threats you should contact the police.