



# ENFORCEMENT OF JUDGMENTS OFFICE POSSESSION ORDER FACT SHEET

## **I've been served with an Order for Delivery of Possession of Land...**

### What does this mean?

- You have not complied with the Court Order requiring you and anyone else in residence to vacate your land or property.
- You and anyone residing in the land or property can be evicted by EJO at any time. All goods and possessions will be removed (even in your absence) and you will be required to pay EJO expenses before you can retrieve them. The property will then be secured and handed over to the owner.

### What can I do to prevent this? - You have 3 basic choices of what to do next

1. You should comply with the Order and voluntarily leave the premises taking with you all of your possessions. This will avoid further costs and expenses that you will be liable to pay. Costs are on average around £500.00 but can sometimes be substantially more. The EJO will have already informed the Social Services in your area of the existence of an Order to evict you from your home. You may also wish to contact the Northern Ireland Housing Executive immediately to seek re-housing.

**Please note that if you do not resolve this situation and EJO has to forcibly evict you from the property the Northern Ireland Housing Executive are under no obligation to re-house you. However the NIHE may carry a Homeless Assessment with you if you approach them.**

2. If the Court Order is in respect of mortgage or rent arrears you could pay these arrears in full and request that the Possession Order is withdrawn.



3. If you do not have the means to pay the case in full you may wish to contact your finance company or landlord with a proposal to clear your arrears. If an arrangement is agreed you should inform EJO immediately, enclosing written confirmation from the finance company/landlord. In such circumstances, further eviction action will be put on hold.

You may wish to seek further advice from either a solicitor or a welfare organisation such as the Housing Rights Service. They can be contacted on 028 9024 5640 or at [www.housingrights.org.uk](http://www.housingrights.org.uk). In addition, Advise NI offer free, independent, quality advice and guidance on debt management. They can be contacted on 028 9064 5919, or at [www.adviceni.net](http://www.adviceni.net).

### **If the matter is not resolved, what happens during an eviction?**

- Without further notification, officers from EJO supported by the Police and whatever other resources are necessary will arrive at your property.
- You will be allowed a short time to gather personal belongings and then you must leave the property. If you have any valuables in the house you should tell the Enforcement Officer, so that they can be kept safe and properly recorded. EJO officers will then remove all your belongings and take them to a place of safety.
- An eviction can take place even if you are not at home when EJO officers arrive.

### **What happens then?**

- The vacant property will be secured; locks changed etc. and handed over to the owner.
- You should contact EJO to advise where future correspondence should be sent.



- Your belongings will be taken to our store and held for one calendar month from the date you were evicted. You may collect your goods from storage only after you pay the EJO costs for the eviction. These costs are usually around £500 but can be substantially more. You should contact EJO to get the exact figure and payment can only be made by cash or bankers draft to EJO headquarters in Bedford House.
- On expiry of one month you will be sent one more letter giving you a final 7 days to arrange payment of the costs mentioned above to the EJO. After this your belongings will be disposed of.
- If you pay the costs at the EJO, you will be given a receipt. You will then be able to collect your belongings (by arrangement) from our store. Prior to receiving your belongings, you will have to produce your receipt to our store-man, along-with I.D.
- If you ask someone else to collect your belongings, you will need to inform the EJO of their details and they will also be required to produce your payment receipt their ID as well as a letter of authority signed by you.
- You, or the person you have asked to collect your goods, will be asked to sign for the goods that have been returned.