

CHANGES TO OUR SERVICE

A decision in the High Court in March 2023 has set out new requirements for consultancies like LegalMentor that are not solicitors' firms. As a result, we have slightly changed the way we work with clients to make sure we are acting lawfully and not conducting litigation.

We will still provide a very similar service at great value - the main difference is that we now finish all of our consultancy work (and make sure that everything is checked and discussed) *before* the claim is issued at court. To summarise the changes:

What we cannot do	What we can do
Cannot sign an accelerated possession claim for the landlord	Make sure the landlord signs the claim
Cannot sign or issue a possession claim electronically online	Can help the landlord over the phone to correctly plead, sign, issue and pay for the claim
Cannot draft a witness statement after the claim has been issued to be filed at court and served on the Defendant(s)	Can discuss and finalise an initial standard template wording in a draft witness statement for the landlord to use <i>before</i> the claim is issued Can provide the landlord with copies of all exhibits to be sent with any witness statement, for as many witness statements as the landlord needs, <i>before</i> the claim is issued
Cannot send emails to the court on the landlord's behalf	Can receive emails to forward them to the managing agent/ landlord Can suggest a form of words and/or how the landlord might respond to the email from the court
Cannot send letters to the court on the landlord's behalf	Can suggest a form of words if the landlord wants to write a letter to the court
Cannot give the LegalMentor office address on the claim as the landlord's correspondence address	Can give the landlord or managing agent's postal address as the correspondence address on the claim.
Cannot provide the LegalMentor telephone number on the claim as the landlord's contact number	Can provide the landlord's or managing agent's telephone number on the claim. If the court rings, you can email us or call us on WhatsApp from anywhere in the world for free, to discuss how to respond