

LANDLORD TENANT DISPUTES FAQs

What steps can be taken to avoid landlord tenant disputes?

As it often happens, there may come a time during a tenancy when a landlord tenant dispute arises.

These disputes can pop up over many different issues including lease agreements, tenant rights, responsibility for repairs to the property, rent, eviction and more.

However, in most situations, lawyers and court time should be the last choice for resolving these concerns.

There are several helpful hints that can be both landlords and tenants can follow that will help avoid litigation :

- Study the lease contract carefully and be well advised of your legal rights and responsibilities according to French laws.
- If there is a problem on either side, make sure to notify the other party immediately and be open and honest in all your dealings.
- Be sure to make hard copies and notes of all correspondence regarding any problems with the property or the tenancy.

Should I seek help in settling a landlord tenant dispute out of court?

It is unfortunate that not all landlord tenant disputes can be settled by a simple conversation between both parties to the lease.

However, when communication breaks down, there are still steps that can be taken before lawyers are hired and court proceedings start. For example, an independent, third-party mediator can be hired to help form an agreement between the parties.

Although the mediator is often mistaken for a judge, the mediator does not have any authority to bind either party to an agreement and is simply there to facilitate communication between the landlord and the tenant.



Which court should I go to if I cannot settle my landlord tenant dispute outside of court?

When both open communication and mediation fail, the last resort for many landlord tenant disputes is in front of the county courts ("*Tribunal d'Instance*" and "*Juridiction de Proximité*"). County court can generally only hear limited types of cases, and the cases must involve some amount of money, like past due rent or an un-returned security deposit.

You can find the address of your nearest county court here under : <http://www.annuaires.justice.gouv.fr>.

Because of the nature of county courts, the court fees are low (35 €) and can even be waived in certain instances and for certain parties.

As well, both parties will save on attorney's fees because you are not required to bring an attorney to your case in county court.

These courts do act as a last resort for some landlord tenant disputes and are trying to provide a quick and efficient resolution to these issues.

However, you will need to check with your local courts to see the filing requirements for your county court.