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| This factsheet gives general legal information. While every effort has been made to ensure that the information is correct, this cannot be guaranteed. It is not a substitute for legal advice. You should always seek legal advice for a legal matter.  You can contact Suffolk Law Centre by phone on (01473) 408111, by email at [office@suffolklawcentre.org.uk](mailto:office@suffolklawcentre.org.uk), or at 46a St. Matthews Street, Ipswich, Suffolk IP1 3EP.  This Factsheet was updated on 15/04/2020 | From 27th March 2020 **all** ongoing possession action in the court system was suspended for a period of 90 days.  The suspension applies to rent and mortgage possession cases currently in the court system and any that were about to go into the system, with neither being able to progress to the stage where you can be evicted.  This suspension period can be extended by the government if necessary.  The Coronavirus Act 2020 extends the period of notice a landlord must give before starting possession proceedings from 2 months to 3 months. This includes Section 21 notices (no fault notices) and Section 8 notices (rent arrears notices). This only applies to notices served on or after 26th March 2020.  This means that your landlord cannot lawfully evict you from your property until after 25th June 2020 and must then follow the correct process to gain possession of your property.  If you are experiencing any difficulties with your landlord or believe that your landlord is acting unlawfully, please seek legal advice as soon as possible.  For further information please see  [**https://england.shelter.org.uk/housing\_advice/coronavirus**](https://england.shelter.org.uk/housing_advice/coronavirus)  **Legal Aid** Housing advice and assistance is available to help you if you are financially eligible – find out at:  [**https://www.gov.uk/check-legal-aid**](https://www.gov.uk/check-legal-aid)  Or you can call the Civil Legal Advice line:  **0345 345 4 345** |