

# General Form of Judgment or Order

In the County Court at Central London	
Claim Number	E03CL409
Date	16 February 2019



AVON GROUND RENTS LIMITED (CO NO: 07399676)	1 <sup>st</sup> Claimant Ref SC2514
CHLOE KATHERINE SHUM	1 <sup>st</sup> Defendant Ref

Before District Judge Fine sitting at the County Court at Central London, Central London, R. C. J, Thomas More Building, Royal Courts Of Justice, Strand, London, WC2A 2LL.

**IT IS ORDERED THAT**

**IN THE COUNTY COURT AT CENTRAL LONDON**

**CLAIM NO: E03CL409**

**BETWEEN:**

<b>AVON GROUND RENTS LIMITED</b>	<b>Claimant</b>
<b>- and -</b>	
<b>CHLOE KATHERINE SHUM</b>	<b>Defendant</b>

**ORDER**

**BEFORE** District Judge Fine

**SITTING ON:** 13<sup>th</sup> February 2019

**UPON** hearing Counsel for the Claimant and the Defendant not attending

**AND UPON** the Claimant claiming forfeiture of a lease dated 22 March 2013 (“the Lease”) of Flat A, 20 Camden High Street, London NW1 0JH, registered at HM Land Registry under title number NGL933746 (“the property”).

The court office at the County Court at Central London, Central London, R. C. J, Thomas More Building, Royal Courts Of Justice, Strand, London, WC2A 2LL. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 123 5577 Fax: 0870 739 4144 (GOLD FAX). Check if you can issue your claim online. It will save you time and money. Go to [www.moneyclaim.gov.uk](http://www.moneyclaim.gov.uk) to find out more.

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**AND UPON** Mr. Stern of the Claimant's managing agents confirming to the court that he will serve a copy of this Order at the property marked for the Defendant's attention within 5 days of service of the order upon the Claimant.

**IT IS ORDERED THAT:**

The Defendant do give the Claimant possession Flat A, 20 Camden High Street, London NW1 0JH on or before 14<sup>th</sup> March 2019.

The Defendant shall pay to the Claimant damages for use and occupation from 29<sup>th</sup> November 2018 to date in the sum of £4,872.36 and from 14<sup>th</sup> February 2019 at the daily rate of £64.11 per day until possession be given to the Claimant

The Defendant shall pay the total sum of £9,574.66 broken down as follows:

Sums determined by the court in a judgment dated 30<sup>th</sup> September 2018 in Claim number: E30YM772 in the sum of £4,129.76.

The Claimant's costs incurred in the preparation and service of the notice pursuant to s. 146 of the Law of Property Act 1925 dated 7<sup>th</sup> November 2018 in the sum of £1,080.00;

The Claimant's costs of these proceedings summarily assessed in the sum of £3,200.00;

payment of such further sums in respect of service charges and ground rent as would have fallen due under the terms of the Lease but for the issue and service of these proceedings in the sum of £1,092.35;

payment of interest on the judgment sums at the rate of 4.75% pursuant to the Lease, in the sum of £72.55 to date of hearing

If, by 4pm on 14<sup>th</sup> March 2019, the Defendant pays the Claimant the sum of £9,574.66 as set out in paragraph 3 above; then paragraphs 1 and 2 of this Order shall be of no effect and the Lease shall continue as if it had not been forfeited, without grant of a new lease.

**To the Defendant**

The court has **ordered you to leave** the property by the date stated in paragraph 1 above. However that order **will not take effect if you pay** the arrears of rent, any use and occupation charge, and costs by the date stated above. Payment should be made to the Claimant, not to the court.

If you need for information about making payment, you should contact the Claimant.

If you do not make the payment or leave the property, the Claimant can ask the court, without a further hearing, to authorise a bailiff or Sheriff to evict you. In that case, you can apply to the court to stay the eviction; a judge will decide if there are grounds for doing so.

*(If there is an order to pay money, made in a county court)*

If you do not pay the money owed when it is due and the Claimant takes steps to enforce payment, the order will be registered in the Register of County Court Judgments. This may make it difficult for you to get credit. Further information about registration is available in a leaflet which you can get from any county court office.

Dated 13 February 2019