## Landlord sends Schedule of Dilpidations

- Normally within 56 days after the termination of the tenancy
- Usually a surveyor will be able to do this in the desired format

## Landlord sends Quantified Demand

- Normally within 56 days after the termination of the tenancy
- Specifiy a time for the Tenant's response - usually 56 days
- Claim is for Landlord's likely loss

Tenant sends Tenant's Response

 By using the Landlord's schedule and in sufficient detail for the Landlord to understant the Tenant's position

## Negotiations

 Parties should meet prior to and 28 days after Tenant's Response and WITHOUT PREJUDICE

The

Parties must aim to give full disclosure

## Landlord sends Quanitification of Loss

Normally within 56 days

**Dilapidations** 

 Landlord must provide detailed breakdown of issues and consequential losses

**Protocol** 

 Tenant must provide diminution valuation (normally 56 days after Landlord) if Tenant relies on this as a defence



Review

- Parties should review their positions, documents and evidence.
- ADR must be considered before entering proceedings.

**Court Proceedings**