

I have read the above and understand and acknowledge all terms as noted:

Signature: _____

Name: _____

Date: _____

KEYS:

If possible, the landlord should bring the keys with the documents and deposit. If no keys are provided we will arrange for a locksmith to attend at the time of the eviction. The landlord can choose to have our locksmith change the locks or do it themselves after the eviction.

AFTER THE EVICTION:

The Court Bailiff will call the landlord, or his agent, when the job is nearing completion. The landlord, or agent, must then attend at the property to sign for possession of it. The Court Bailiff cannot leave until this is done therefore it is important the landlord, or agent, be aware they must make themselves available.

DANGEROUS TENANTS:

The questionnaire is required so the Court Bailiff has advanced warning of any dangers he might encounter. For safety sake we need to know if the police should attend with us.

COMMONLY ASKED QUESTIONS:

- ***Do you have to use your movers or can I supply someone?***
We only use our movers. They are insured and bonded.
- ***All their stuff looks like junk. What if I don't want to pay to store it? If it is sold, you probably won't even get enough to cover storage costs.***
(One man's junk is another man's treasure). We must protect their belongings. Therefore, if the tenants are not home at the time of the eviction, all goods must be moved to storage, at your expense, regardless of its value. We are required to do this by law.
- ***Can you give me a ballpark figure as to what the eviction will cost me?***
Yes, (quote the deposit amount). This is an average price for that size home, however, it is impossible to give you an exact price. If there are a lot of goods in the home, it could be a lot higher. There is no way of knowing until we get inside and assess the site.
- ***How can I get my money back?***
By getting a court judgment for the cost of the eviction. However, you should be aware this will cost you money, and once we have evicted the tenants, you will have to find them to try to collect the judgment amount. Also, if they don't have any money to pay, and no seizable assets, you may be throwing good money after bad.

If there is any money left over, it will be refunded to the landlord by cheque. However, if the Court Bailiff finds there is more than the average home of that size, he may call the landlord and ask him for a further deposit, immediately, or they will not be able to complete the job. This deposit could easily be another thousand or more dollars.

TURN AROUND TIME:

Depending on our schedule, the eviction will usually take place within one to three business days of receiving the original documents and your deposit.

If the documents are in before 12:00 pm, we can sometimes set it up for the following morning, but that will depend on the availability of the Court Bailiffs and the Movers.

No evictions are scheduled for the weekend or for holidays. Evictions are usually started at 9:00 am.

WHERE THE GOODS GO:

If the tenant is home:

The contents of the home will be boxed up and moved to the property line or left at the side of the road for the tenant to take away.

If the tenant is not home:

The contents of the home will be boxed up and moved to storage. They will be held for thirty (30) days, at the landlord's expense. If they are not claimed, they will be either sold at auction or disposed of.

Seizing the goods:

Each tenant named on the documents has a \$4,000.00 personal exemption. This means they can choose \$4,000.00 worth of goods each, which cannot be seized. In most cases, as second hand furnishings have very little re-sale value, it is unlikely that we will be able to seize to cover the cost of the eviction.

INTEGRATED CIVIL ENFORCEMENT

WRIT OF POSSESSION

DOCUMENTS REQUIRED:

- Copy of Writ of Possession
- Copy of the Order of Possession
- Copy of Affidavit of Service of the Order of Possession

The landlord must serve the Order of Possession on the tenant. It gives the tenant a specific time to vacate, usually between one and three days. At the expiration of this time, if the tenant has not vacated, the landlord must go to the Supreme Court Registry and fill out and swear an Affidavit of Service of the Order of Possession. The landlord can then obtain a Writ of Possession from the Supreme Court.

A Court Bailiff is different from other types of Bailiffs. The Court Bailiff is appointed by the Government and is the only person who can move a tenant out. Landlords should make sure they deal only with an official Court Bailiff, or they may find themselves responsible for all fees and fines arising from this error.

Note: There is an Information Sheet that must be completed prior to booking the Writ of Possession. This is to show such information as: if there are children on the premises; if the tenants have any pets; are there any vehicles which will need to be towed; what items in the premise belong to the landlord, etc.

DEPOSIT AMOUNTS

- | | |
|-----------------------------|-----------|
| - Bachelor and One Bedrooms | \$1200.00 |
| - Two Bedrooms | \$1800.00 |
| - Three Bedrooms | \$2000.00 |
| - Four Bedrooms | \$2300.00 |
| - Five & Six Bedrooms | \$3000.00 |

Please note if a locksmith is required please add \$200.00 to the deposit. Also please note an additional \$400.00 will be added for out of area Writs, Abbotsford, Chilliwack, Mission etc.

Please contact our office to confirm the deposit amount for your area. All deposits must be in the form of Certified Cheque, Bank Draft, Money Order, Asch, Credit Card or e-transfer.

PLEASE TAKE NOTE: The deposit is only a deposit and not necessarily the cost of the eviction. The actual price could be lower or higher, depending on how much is in the home and how long it takes to box everything and move it out.