
STATUTORY INSTRUMENTS

1981 No. 1687

The County Court Rules 1981

ORDER 24

SUMMARY PROCEEDINGS FOR THE RECOVERY OF LAND OR RENT

Part II

RENT

Claim for arrears of rent by rent action

8. Where a landlord claims arrears of rent from a tenant or former tenant of his who is still in occupation of the land to which the claim relates, the claim may be brought by action (in these rules referred to as a “rent action”) in accordance with the provisions of this Part of this Order and, subject to those provisions, these rules shall apply with the necessary modifications to a rent action as they apply to a fixed date action.

Venue

9. A rent action shall be brought in the court for the district in which the land is situated and the request for the issue of the summons shall contain a statement that the plaintiff requires a summons under this Part of this Order.

Form of summons and service

10. The summons with a copy of the particulars of claim attached shall be served on the defendant in accordance with Order 7, rule 1, not less than 7 days before the return day.

Certain rules not to apply

11.—(1) Order 3, rule 3(2)(c) and (3), Order 9 and Order 11 (except rules 1 and 4(2) thereof) shall not apply to a rent action.

(2) Nothing in paragraph (1) of this rule shall prejudice the exercise by the court of its power to give directions under Order 13, rule 2, and the court may at any time direct that the proceedings shall continue as an ordinary action.