

Useful References

Consort IRIS - ASL BI DISTRICT 1

Information centre Socio Sanitary, District 1 - "Il filo d'Arianna"	800 545 455 sportellounico@consorzioiris.net (from Monday to Friday: 9:00-11:00) Tuesday, Wednesday, and Friday 16:00-18:00 Active voicemail 24hrs a day.
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Iris Consort - ASL BI District 1

Andorno Micca, Benna, Biella, Borriana, Camburzano, Campiglia Cervo, Candelo, Cavaglia, Cerrione, Donato, Dorzano, Gaglianico, Graglia, Magnano, Massazza, Miagliano, Mongrando, Muzzano, Netro, Occhieppo Inferiore, Occhieppo Superiore, Piedicavallo, Pollone, Ponderano, Pralungo, Quittengo, Ronco Biellese, Roppolo, Rosazza, Sagliano Micca, Sala Biellese, Salussola, Sandigliano, San Paolo Cervo, Sordevolo, Tavigliano, Ternengo, Tollegno, Torrazzo, Verrone, Villanova, Zimone, Zubiena, Zumaglia

CISSABO Consort - ASL BI District 2

Information Centre Socio - Sanitary District 2	800 32 22 14 sportellounico@cissabo.org From Monday to Friday: 9:00-15:00. Active voicemail 24hrs daily.
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CISSABO Consort - ASL BI District 2

Bioglio, Brusnengo, Callabiana, Camandona, Casapinta, Castelletto Cervo, Cerreto Castello, Cossato, Crosa, Curino, Lessona, Masserano, Mezzana Mortigliengo, Mosso, Mottalciata, Pettinengo, Piatto, Quaregna, Selve Marcone, Soprana, Strona, Trivero, Valdengo, Vallanzengo, Valle Mosso, Valle San Nicolao, Veglio, Vigliano Biellese, Villa Del Bosco

Le informazioni presenti sull'opuscolo sono aggiornate al 1.7.2013



UNIONE EUROPEA
Fondo Europeo per l'integrazione di cittadini di paesi terzi



Materiale tradotto nell'ambito del Progetto "C'è posto per te".

Progetto finanziato dal Fondo Europeo per l'Integrazione dei cittadini dei Paesi Terzi.



Sportello Unico Socio Sanitario
(Distretto 1 di Biella)

S.O.S HOUSE EVICTION PROCEDURE

TAVOLO ADULTI
(PIANO DI ZONA 2011-2013)

In collaborazione con



IL FILO D'ARIANNA



EVICTIION PROCEDURE

TYPES OF EVICTION.

Eviction could be obtained when the terms of the house contract expires and the tenant desires to terminate his/her permanency or for default in payment of rents. Most evictions fall under the default (inability of the tenant(s) to pay rent.

PROCESS AND DURATION OF DEFAULT EVICTIONS.

1. The property owner sends an appeal letter for payment directly to the tenant or through a lawyer.
2. The tenant has the possibility to seek for mediation with the property owner.
3. In a situation whereby an agreement is reachable through mediation, the property owner can seek for a court injunction to evict the tenant because of default in payment of rent.
4. The court convenes the property owner (represented by the lawyer) and the tenant(s), with its authority, it can give the tenant(s) 90 days to pay the unpaid rent(s) (known as the 90 days of grace) in which the legal expenditures will be sustained by the property owner.
5. At the end of the 90 days (whereby it is ordered by the court), the court invites again the tenant and the owner (lawyer of the property), and orders the tenant(s) to quit the house after a month if the default payment is not paid.
6. If the tenant remains in the property after the time given by the court, the owner of the property (through his/her lawyer) can ask for the intervention of judicial officials thereby making the eviction official. The court official and the lawyer will go to the tenant and ask him/her to quit the property in possession.
7. In a situation whereby the tenant refuses to quit, the state security officers will intervene, evicting the tenant and change the lock(s) to the house.
8. At the end of the eviction of the tenant, the property owner requests the seizure of their properties or salary of the evicted tenants to be able to recover the unpaid rents and the cost of the legal services.

USEFUL TIPS

It is favorable for the tenant to speak with the property and reach an agreement at the first instance of difficulty in payment to avoid the accumulation of debts and other expenses that might be incurred, like the legal expenses which will be sustained by the tenant(s).

At the first instance of economic difficulty, it is good to seek help from available services (consult the references in the last page) in order to be informed on the possibilities of assistance (before the delayed payment becomes excessive).

In the management of economic resources, it is advisable to prioritize payment of house rent and mansion maintenance, saving money from unnecessary expenses and, or finding solutions to cover such.

It is favorable to seek for an expert's support to avoid worsening the actual situation. (It is important to act within the framework of the law and procedure). See the references below.

If summoned, it is important to be present at the hearing in court for the eviction, in such case; it is possible to create a platform for mediation within established time for quitting the apartment. (which however will not exceed the duration of 90 days).

WHOM TO CONTACT

FOR INFORMATION ON PROCEDURES AND EVENTUAL MEDIATION WITH THE PROPERTY OWNER:

SUNIA (Sindacati Unitario Nazionale Inquilini e Assegnatari)
(National Union of Tenants and Instructors)

Via Belletti Bona 25 Biella

Tuesdays and Thursdays from 16:00-18:00

To fix an appointment call: **015 26346**

FOR ECONOMIC AND SOCIAL HELP INQUIRY:

Socio-Sanitary information center (see the last page)

The Social Service References (information at the Social-Sanitary Information Desk)