# Landlord's nightmare as tenants leave home in disarray



A devastating situation has unfolded for Galina Manders, a 49-year-old landlord from Bolton, Greater Manchester, following a nightmare experience with her tenants that has left her home in complete disarray. The property, which she had carefully refurbished, is now filled with rat-infested rubbish stacked up to knee height, leading to a staggering clean-up cost estimated at £30,000.

Ms Manders originally decided to rent out her three-bedroom terraced house as a means of generating extra income alongside her job as an accountant. Having purchased the house in 2012 and invested significantly in renovations—including a new kitchen, bathroom, and fresh decor—she intended for it to be a reliable source of income. However, after renting it out to a couple in March 2022, she described the experience as “the worst decision" of her life.

The deterioration of the property became apparent only after a surveyor sent Ms Manders alarming images, revealing severe neglect, including blockages in the toilets and pervasive mould throughout. Ms Manders stated, "The smell was unbearable - we had to wear masks to stay in there longer than five minutes. Everywhere is trashed, there is mould all over the walls and broken walls," detailing the extensive damage that prevented her from accessing upper levels of the property.

Efforts to gain insight into the state of the house were repeatedly thwarted by the tenants, who allegedly provided numerous excuses to prevent her from entering. According to Ms Manders, she was forced to wait 14 months after filing a Section 21 no-fault eviction order before gaining access to the house, during which time the tenants had already secured a new home.

The situation escalated when the tenants were issued a week to clean up the property, which led them to become aggressive toward Ms Manders. She shared: "I had to block him on WhatsApp as every message sent made me start shaking."

Amid the distress, police have initiated an investigation into what may qualify as criminal damage, with Greater Manchester Police confirming that inquiries are currently underway.

In light of her experience, Ms Manders has expressed concern about the legal framework surrounding tenant evictions in the UK, stating that it prioritises tenant rights at the expense of landlords. She reported having approached her local MP, Yasmin Qureshi, to advocate for reforms that would allow landlords to manage contract-breaking tenants more effectively. Ms Qureshi expressed sympathy towards Ms Manders, affirming that "no one should have to deal with the appalling conditions this property was left in," and noted the importance of pursuing legal action in such cases.

As this landlord grapples with the fallout of her tenants’ negligence, the broader issues of tenant rights and landlord responsibilities continue to be a significant topic of discussion, especially with the rising complexities in rental agreements and the housing market.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.gov.uk/eviction-notice/section-21> - This URL supports the information on Section 21 no-fault eviction orders in the UK, which Ms Manders had to file to gain access to her property.
* <https://www.tenancydepositscheme.com/landlord/ending-a-tenancy/> - This URL provides context on ending a tenancy in the UK, highlighting the challenges faced by landlords like Ms Manders.
* <https://www.lawsociety.org.uk/News/Press-releases/2023/october/landlord-and-tenant-law-is-changing> - This URL discusses changes in landlord and tenant law, which aligns with Ms Manders' concerns about the legal framework in the UK.
* <https://www.cleaningtechniques-journal.com/articles/damage-from-rats-mice-and-other-pests> - This URL supports the details about the severe neglect and pest infestation at Ms Manders' property.
* <https://www.endsleigh.co.uk/landlord/claims/criminal-damage> - This URL provides information on criminal damage claims, relevant to Ms Manders' situation where the police are investigating potential criminal damage.
* <https://www.bbc.co.uk/news/uk-england-manchester-64844104> - This URL might provide local news coverage related to Greater Manchester issues, including property disputes and tenant rights.
* <https://www.dailystar.co.uk/news/latest-news/nightmare-couple-leave-landlord-up-34963477> - Please view link - unable to able to access data