

Wolverhampton Landlord Banned for Unfair Practices

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— Categories: Human Rights



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In a decisive move to protect tenants, a Wolverhampton landlord has been barred from operating in the letting and rental sector for three years after engaging in unfair commercial practices. Aunberin Kawal Saddique, the sole trader and director of Emerald Lettings and Developments Limited, was found to have harassed a mother and her young baby, threatening unlawful eviction and demanding rent that was not owed. The case, brought to light by a joint investigation from the City of Wolverhampton Council's Private Sector Housing and Trading Standards teams, marks a significant step in cracking down on rogue landlords.

Saddique, who managed 36 properties across Wolverhampton, admitted to misleading tenants and failing to include required business details on official stationery, breaching consumer protection standards. On July 18, she gave a legally binding undertaking to Wolverhampton County Court, agreeing to halt all letting agency and property management activities in England until July 17, 2028. This includes refraining from holding a House in Multiple Occupation licence, with limited exceptions. Breaching these terms could lead to severe consequences, including imprisonment, fines, or asset seizure.

The council's action is the first of its kind under the new Digital Marketing, Competition and Consumer Act 2024, which aims to safeguard tenants from exploitative practices. The investigation revealed that Saddique and her company engaged in actions deemed harmful to consumers, including misleading tenants about their tenancy rights and failing to follow proper eviction procedures. Tenants in properties managed by Saddique will not face disruption, as their homes will now be overseen by other letting agents.

Councillor Steve Evans, deputy leader and cabinet member for city housing, emphasised the council's firm stance: "Rogue landlords who exploit tenants through unfair practices, such as threatening illegal evictions or denying legal rights, will face the full force of our powers. This undertaking ensures a fairer market for reputable letting agents and protects vulnerable residents."

Councillor Bhupinder Gakhal, cabinet member for resident services, described the case as a stark example of betrayal in the letting sector. "This tenant and her young family were subjected to unacceptable harassment by someone they should have trusted. The collaborative efforts of our legal, housing, and trading standards teams have delivered justice and removed an unscrupulous operator from the industry."

This landmark case underscores a broader clampdown on unethical practices in the private rental sector, with Wolverhampton Council signalling its readiness to pursue further action against those who exploit tenants. The outcome serves as a warning to landlords and letting agents: fairness and transparency are non-negotiable.