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HOW TO USE THE ORDER FOR PAYMENT PROCESS TO RECOVER UNPAID RENT: A COMPLETE GUIDE FOR LANDLORDS

PAYMENT ORDER PROCEDURE

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SPEED AND EFFECTIVENESS

The order for payment process is a quick and effective legal procedure that allows landlords to claim unpaid rent without the need for a lawyer or agent for amounts under 2,000 euros.

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SIMPLICITY OF THE PROCEDURE

The request is filed at the Court of First Instance in the tenant's place of residence, and if they do not pay or oppose within 20 days, the judge issues an enforceable order allowing the landlord to request the seizure of the debtor's property.

LIMITATIONS AND CONSIDERATIONS

Eviction actions cannot be combined with rent claims in the order for payment process, and only overdue debts can be claimed, not future rents.

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TRANSFORMATION INTO ORAL TRIAL

If the tenant opposes the claim, the order for payment process becomes an oral trial, where both parties must appear with a lawyer and agent if the amount claimed exceeds 2,000 euros.

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