

REAL ESTATE LAW AND LITIGATION

1. Real Estate Law and Litigation constitute an important part of Lutran & Associés' activities, regularly involved in disputes concerning issues related to the life of the building in its various aspects (relations between landlord and tenants, relationships within the co-ownership, various nuisances, repossession of property, leases negotiations and drafting, rental management).

2. Lutran & Associés provides tailored and documented answers to all legal and rental management questions for its clients (regime of charges, conditions for the recovery of an abandoned property, obligations of the landlord and the tenant, common areas of the building, relations between the actors interested in the building and its management...).

The experience acquired by the firm through the many cases and real estate procedures it has been entrusted with by its clients allows it to offer adapted solution, in particular to anticipate and prevent many obstacles and difficulties in this area of expertise.

3. Lutran & Associés' work team represents and assists its clients before all courts, including during appraisal operations on a particular point affecting the building. Familiarized with courts (particularly in Paris and its region) which regularly deal with these type of cases, Lutran & Associés' lawyers demonstrate fighting spirit and reactivity to ensure the best for the defence of its clients.

4. Lutran & Associés upstreams the issues encountered by its clients by exploring, when the case affords it, and goes in their interest, the eventuality of an amicable resolution of their disputes to prevent the length of proceedings delays, and costs of all nature (shortfall for the inability to recover unpaid rent and return the property to rent before the eviction intervened for example) security or reputation.

The experience acquired by Mr. David Lutran in mediation allows him to adopt a practical approach of some sensitives files and lead the parties (for instance, in disputes between co-owners) to reach a quick and rational answer adapted to their respective needs.

5. Lutran & Associates relies on the skills of other actors operating in the real estate business to optimally manage its cases (bailiffs, notaries, accountants, real estate experts, Realtors, etc...).

6. Examples of representative files:

- Defence of the interests of landlords (institutional and private) in disputes with their tenants (recovery of unpaid debts, evictions, execution of court decisions), including emergency procedures ("house squats");
- Defence of the interests of an institutional landlord in a dispute with an association for the defence of tenants concerning the regularization of charges;
- Defence of the interests of an institutional landlord in a dispute with the former property manager of his housing stock (several hundred housings);
- Defence of the interests a land developer in a dispute concerning the construction of storage buildings;
- Defence of partners of a real estate company under judicial administration in a dispute with other partners of the structure;
- Defence of the interests of a tenant in a dispute concerning the ownership of common areas of the building and their rehabilitation.