

A Guide to Form D50B

Joint to sole Tenancy

Form D50B can be used to **transfer your tenancy** after you have ended your relationship and do not wish for your ex-partner to continue having a joint tenancy with you.

A sole tenancy will guarantee that only you have the rights over the tenancy in the property. Your ex-partner cannot remove your name from the tenancy or threaten you to leave.

Please see our blog post to get a better understanding on this before you read below. ([link here](#))

Form D50B

You can find the form [here](#). This is what the top of the form looks like:

**Application under section 17 of
 The Married Women's Property
 Act 1882 / section 66 of the Civil
 Partnership Act 2004 /
 Application to transfer a tenancy
 under The Family Law Act 1996**

To be completed by the court	
Name of court	Case No. (if known)
Name of Applicant	
Name of Respondent	
Fee charged/Remission ID	

If completing this form by hand please use **black ink and BLOCK CAPITAL LETTERS**

An application under section 17 of the Married Women's Property Act 1882
 section 66 of the Civil Partnership Act 2004
 Part IV Family Law Act 1996 (Transfer of Tenancy)

Between (the Applicant)
 and (the Respondent)
 To (Respondent)(s)
 of (address)

You are required to attend a hearing before a District Judge
 at the (full name of court and address)
 on (date) at (time)

On the hearing of an application by

For an order in the following terms:

Filling in Form D50B

This is for **guidance only** – you should seek legal advice when completing this form.

Please see below for some points you should consider. This is to help you make the most out of your legal advice session.

- 1) You will be applying under **Part IV Family Law Act 1996** (Transfer of Tenancy). This law explains that the court can make the order to transfer your tenancy:

If you are married to your ex-partner (legally married, civil partnership)	If you cohabited with your ex-partner (lived together)
You must have also started divorce, dissolution, nullity or judicial separation proceedings	You must have a right in the property because you are a joint tenant under the tenancy agreement

Applicant = this refers to you (you are applying to court)

Respondent = this refers to your ex-partner (they are responding to your application)

- 2) Please make sure you include the **correct address** as the form will be delivered to your ex-partner to let them know you applied for transfer of tenancy.
- 3) You should state whether you have any **disabilities** that the court needs to accommodate. For example:

[I need a step because you I use a wheelchair and cannot go up the stairs]

- 4) You should include a **statement** in support of your form.

The court will make a decision based on **your rights** in the property and **your situation**. It is recommended you think about each of the following points:

- What type of tenancy do you have and who is your landlord?
- What is your relationship status with your ex-partner and how do you live in the property? With whom (any children)?



- What are your housing needs (and any children)? Why should the tenancy be transferred to you?
 - What financial resources do you have, any other properties you could live at?
 - What would happen if the court does not make an order in your favour (does not transfer the tenancy to you)?
- 5) The **statement of truth** confirms that what you said is true. Please note you will be **committing an offence** if you do make any false statements.

If you need free one-off legal advice, you can fill in this form by Free Legal Advice Centre (FLAC) of Toynbee Hall:

<https://www.toynbeehall.org.uk/free-advice/legal-advice/#online-flac-ia-form>
or you can email FLAC here: flac@toynbeehall.org.uk

Please know that we do not offer representation or do case work. We provide advice on housing, employment, immigration, consumer, civil matters and more.

If you want to find other free legal clinics or you need representation, please look at LawWorks here: <https://www.lawworks.org.uk/legal-advice-individuals>