

**LANDLORD SERVES  
A SCHEDULE OF DILAPIDATIONS**

**LANDLORD SERVES A QUANTIFIED  
DEMAND**  
(If not already quantified with the first  
schedule of dilapidations. Usually sent  
within 56 days after the termination of  
the lease)

**TENANT PROVIDES A RESPONSE TO THE  
LANDLORDS SCHEDULE**  
(This is done within 56 days of being  
served with the schedule of  
dilapidations)

**LANDLORD HAS OPTION TO  
PROVIDE TENANT WITH DETAILS OF  
CONSEQUENTIAL LOSSES**

**NEGOTIATIONS TAKE PLACE BETWEEN  
THE PARTIES**

**IF NO AGREEMENT IS REACHED  
LANDLORD TO ISSUE COURT  
PROCEEDINGS**