



Dr Zhen Ye

Year of Call: 2016

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Property and Estates

Zhen Ye acts for landlords and tenants in both residential and commercial property disputes. She also has significant experience in residential possession proceedings for rent arrears, anti-social behaviour, and claims involving defences of disrepair.

Zhen also appears frequently in the County Court and First-tier Tribunal on behalf of the landlords and tenants in claims concerning residential and commercial service charges, breaches of covenant and forfeiture proceedings.

Recent work:

- Successfully acting for a landlord in a claim against the former tenants for rent arrears and defending the former tenants' counterclaim for disrepair
- Successfully defending a tenant in the First-tier Tribunal for alleged breaches of restrictive covenants
- Successfully acting for a leasee in an enfranchisement claim
- Successfully acting for the landlord respondent to oppose the tenants' application for permission to appeal of a possession order
- Advising a leasee in respect of the landlord's restrictive covenants
- Acting for a tenant in forfeiture proceedings
- Advising a leasee on its ground and ability to terminate the lease and how to protect itself against any excessive dilapidation charges.

Articles

Valbonne Estates Ltd v City Value Estates Ltd

Dr Zhen Ye has analysed the impact of this property dispute between two property developers, owned by members of the same ultra-orthodox Jewish community, over a failed purchase of the Beckton Arms in East London.

[View Article](#)

Recommendations

'Zhen is perceptive, analytical, and willing to listen to clients and solicitors.'

Legal 500 2026/Commercial Litigation/South Eastern/Leading Juniors - Tier 1

'Zhen has a very efficient and pragmatic approach to dealing with the technical requirements of the Insolvency Courts. She is exceptionally personable, a pleasure to deal with, and her advice is commercial at all times.'

Legal 500 2026/Company and Insolvency/South Eastern/Leading Juniors - Tier 1

"A heartfelt thank you for your exemplary handling of my dispute.

Your meticulous preparation and command of the brief was masterful"

Client

Academic qualifications

- BPTC, BPP Law School, London
- GDL, BPP Law School, London
- PhD, Financial and Securities Regulation, Cambridge
- MPhil Development Studies, Cambridge
- LLM Competition Law, University College London
- LLB, Jilin University, China

Professional bodies

- Chancery Bar Association
- Property Bar Association
- Technology and Construction Bar Association
- Society of Construction Law
- Inner Temple