

HOUSING ACT 1988
Section 21 (4)(A)

NOTICE REQUIRING POSSESSION OF A DWELLING-HOUSE LET UNDER AN ASSURED SHORTHOLD TENANCY - *(for use after the expiry of a tenancy agreement)*

To: _____ (Tenant)

of: _____

I, _____ (Landlord)

of _____

give you notice that I require possession of the dwelling-house known as:

Possession of the dwelling/house is required by virtue of Section 21 of the Housing Act 1988

This notice expires AFTER: _____ or the last day of a period of the tenancy next occurring.

Date: _____

Signed: _____

On or after the coming to an end of a fixed term Assured Shorthold Tenancy, a court must make an order for possession if the landlord has given a notice in this form. Where there are joint landlords, at least one of them must give this notice. The length of the notice must be at least two months.

NOTES:

1. Notice must be served on a tenant of a dwelling house (which here includes part of a dwelling-house) let under an assured shorthold tenancy before proceedings for possession can be brought under Section 21 of the Housing Act 1988.
2. The expiry date of the notice cannot be earlier than:
 - (a) where notice is given during, on or before the ending of a fixed term tenancy the date when the fixed terms ends:
 - or
 - (b) where notice is given during the subsistence of a periodic tenancy, the date which is the last day of a period of the tenancy and is a date upon which (apart from the security provided by Section 5 (1) of the Act) the tenancy could be brought to an end by a notice to quit given on the same date as this notice:
 - and
 - (c) in either case not earlier than two months after the date when the notice is given

If the tenant or licensee does not leave the dwelling, the landlord or licensor must get an order for possession from the court before the tenant or licensee can lawfully be evicted. The landlord or licensor cannot apply for such an order before the notice to quit or notice to determine has run out.

A tenant or licensee who does not know if he has any right to remain in possession after a notice to quit or a notice to determine runs out can obtain advice from a solicitor. Help with all or part of the cost of legal advice and assistance may be available under the legal aid scheme. He should also be able to obtain information from a Citizens Advice Bureau, a Housing Aid Centre or a Rent Officer.

HOUSING ACT 1988

Section 21 (1)(B)

NOTICE REQUIRING POSSESSION OF A DWELLING-HOUSE LET UNDER AN ASSURED SHORTHOLD TENANCY - *(for use during, on or before the end of a tenancy)*

To: _____ (Tenant)

of: _____

I, _____ (Landlord)

of _____

give you notice that I require possession of the dwelling-house known as:

AFTER the expiry of this notice.

This notice expires AFTER: _____

Date: _____

Signed: _____

NOTES:

1. Notice must be served on a tenant of a dwelling house (which here includes part of a dwelling-house) let under an assured shorthold tenancy before proceedings for possession can be brought under Section 21 of the Housing Act 1988.
2. The expiry date of the notice cannot be earlier than:
 - (a) where notice is given during, on or before the ending of a fixed term tenancy the date when the fixed terms ends:
 - or
 - (b) where notice is given during the subsistence of a periodic tenancy, the date which is the last day of a period of the tenancy and is a date upon which (apart from the security provided by Section 5 (1) of the Act) the tenancy could be brought to an end by a notice to quit given on the same date as this notice:
 - and
 - (c) in either case not earlier than two months after the date when the notice is given

If the tenant or licensee does not leave the dwelling, the landlord or licensor must get an order for possession from the court before the tenant or licensee can lawfully be evicted. The landlord or licensor cannot apply for such an order before the notice to quit or notice to determine has run out.

A tenant or licensee who does not know if he has any right to remain in possession after a notice to quit or a notice to determine runs out can obtain advice from a solicitor. Help with all or part of the cost of legal advice and assistance may be available under the legal aid scheme. He should also be able to obtain information from a Citizens Advice Bureau, a Housing Aid Centre or a Rent Officer.