

# **NOTICE REQUIRING POSSESSION** of a Dwelling House (England & Wales - Housing Act 1988 as amended by Housing Act 1996 – Section 21 Notice)

**I give you notice that I require possession of this dwelling house by virtue of:** (delete statement (1) or (2) as appropriate)

(1) Your **Fixed-Term** Assured Shorthold Tenancy - Housing Act 1988 section 21(1)b

(2) Your **Periodic** Assured Shorthold Tenancy - Housing Act 1988 section 21(4)a

**To:** name of tenant

**From:** name and address of landlord

**Address:** of dwelling house

## **DATE OF EXPIRY of this NOTICE:**

(This is the last day of the tenancy period – AFTER which date I seek possession - see notes below)

**Signed (landlord / agent):**

**Agent's Name & Address:** (when served by agent)

## **Date this NOTICE is SERVED:**

### **Tenants and Landlords please note:**

- On or after the end of a fixed-term Assured Shorthold Tenancy a court must make an order for possession if the landlord has given notice in writing under Section 21.
- The landlord does not need to give any reason for requiring possession.
- Where there are joint landlords, at least one of them or their agent must serve the notice.
- Where there are joint tenants, it is preferable that each tenant be served notice.
- The notice should be served in person or through the letter box or by first class post – keep a copy and record the date and time, who served the notice (any witness), or Post Office proof of postage receipt – allow 3 working days for delivery.
- **Fixed-term** s21(1)b The length of the notice must be **at least two months**, and the notice must be served **before or on the day on which the fixed-term comes to an end**.
- **Periodic Tenancy** s21(4)a (i.e. where the tenant has stayed-on after the expiry of the fixed-term) a notice can be served after the fixed-term has ended specifying a date after which possession is required being the **last day of a period of the tenancy** (usually the day before a rent payment day) and **not earlier than two months after the date the notice was given**.
- Periodic Tenants – the landlord requires possession after the date stated in this notice or at the end of the period of your tenancy which will end next after the expiration of 2 months from the service upon you of this notice.
- If you as tenant do not know your rights after you have been served a notice requiring possession see a solicitor, the Citizen's Advice Bureau or your local authority rent officer.