

## Notice seeking possession of a property let on an assured tenancy or an assured agricultural occupancy

Housing Act 1988 section 8 as amended by section 151 of the Housing Act 1996, section 97 of the Anti-Social Behaviour, Crime and Policing Act 2014, and section 41 of the Immigration Act 2016



**Eviction Specialists**

- Please write clearly in black ink.
- Please cross out text marked with an asterisk (\*) that does not apply.
- This form should be used where possession of accommodation let under an assured tenancy, an assured agricultural occupancy or an Assured Shorthold Tenancy is sought on one of the grounds in schedule 2 to the Housing Act 1988.
- Do not use this form if possession is sought on the "shorthold" ground under section 21 of the Housing Act 1988 from an assured shorthold tenant where the fixed term has come to an end or, for assured shorthold tenancies with no fixed term which started on or after 28th February 1997, after six months has elapsed. Form 6a 'notice seeking possession of a property let on an Assured Shorthold Tenancy' is prescribed for these cases.

1 TO:

*name(s) of tenant(s)/licensee(s)\**

- 2 Your landlord / licensor \* intends to apply to the court for an order requiring you to give up possession of:

ADDRESS OF PREMISES

3. Your landlord / licensor \* intends to seek possession on ground(s) **8,10,11** in Schedule 2 to the Housing Act 1988 (as amended), which read(s):

### **MANDATORY GROUND**

**GROUND 8:** BOTH AT THE DATE OF THE SERVICE OF THE NOTICE UNDER SECTION 8 OF THIS

ACT RELATING TO THE PROCEEDINGS FOR POSSESSION AND AT THE DATE OF THE HEARING:

- (a) IF RENT IS PAYABLE WEEKLY OR FORTNIGHTLY, AT LEAST EIGHT WEEKS RENT IS UNPAID
- (b) IF RENT IS PAYABLE MONTHLY, AT LEAST TWO MONTHS RENT IS UNPAID
- (c) IF RENT IS PAYABLE QUARTERLY, AT LEAST ONE QUARTER'S RENT IS MORE THAN THREE MONTHS IN ARREARS AND
- (d) IF RENT IS PAYABLE YEARLY, AT LEAST THREE MONTHS RENT IS MORE THAN THREE MONTHS IN ARREARS
- (e) AND FOR THE PURPOSE OF THIS GROUND "RENT" MEANS RENT LAWFULLY DUE FROM THE TENANT

**DISCRETIONARY GROUNDS**

**GROUND 10:** SOME RENT LAWFULLY DUE FROM THE TENANT:

- (a) IS UNPAID ON THE DATE ON WHICH THE PROCEEDINGS FOR POSSESSION ARE BEGUN;  
AND
- (b) EXCEPT WHERE SUBSECTION (1)(B) OF SECTION 8 OF THIS ACT APPLIES, WAS IN ARREARS AT THE DATE OF THE SERVICE OF THE NOTICE UNDER THAT SECTION RELATING TO THOSE PROCEEDINGS.

**GROUND 11:** WHETHER OR NOT ANY RENT IS IN ARREARS ON THE DATE ON WHICH PROCEEDINGS FOR POSSESSION ARE BEGUN, THE TENANT HAS PERSISTENTLY DELAYED PAYING RENT WHICH HAS BECOME LAWFULLY DUE.

4. GIVING FULL EXPLANATION OF WHY EACH GROUND IS BEING RELIED ON

**Notes on the grounds for possession:**

- If the court is satisfied that any of grounds 1 to 8 is established, it must make an order (but see below in respect of fixed term tenancies).
- Before the court will grant an order on any of grounds 9 to 17, it must be satisfied that it is reasonable to require you to leave. This means that, if one of these grounds is set out in section 3, you will be able to suggest to the court that it is not reasonable that you should have to leave, even if you accept that the ground applies.
- The court will not make an order under grounds 1, 3 to 6, 9 or 16, to take effect during the fixed term of the tenancy (if there is one) and it will only make an order during the fixed term on grounds 2, 7, 7A, 8, 10 to 15 or 17 if the terms of the tenancy make provision for it to be brought to an end on any of these grounds. It may make an order for possession on ground 7B during a fixed-term of the tenancy even if the terms of the tenancy do not make provision for it to be brought to an end on this ground.

Where the court makes an order for possession solely on ground 6 or 9, the landlord must pay your reasonable removal expenses.

5. The Court proceedings will not begin until after: \_\_\_\_\_

**Notes on the earliest date on which court proceedings can be brought:**

- Where the landlord is seeking possession on grounds 1, 2, 5 to 7, 9 or 16 (without ground 7A or 14), court proceedings cannot begin earlier than 2 months from the date this notice is served on you and not before the date on which the tenancy (had it not been assured) could have been brought to an end by a notice to quit served at the same time as this notice. This applies even if one of grounds 3, 4, 7B, 8, 10 to 13, 14ZA, 14A, 15 or 17 is also specified.
- Where the landlord is seeking possession on grounds 3, 4, 7B, 8, 10 to 13, 14ZA, 14A, 15 or 17 (without ground 7A or 14), court proceedings cannot begin earlier than 2 weeks from the date this notice is served. If one of 1, 2, 5 to 7, 9 or 16 grounds is also specified court proceedings cannot begin earlier than two months from the date this notice is served.
- Where the landlord is seeking possession on ground 7A (with or without other grounds), court proceedings cannot begin earlier than 1 month from the date this notice is served on you and not before the date on which the tenancy (had it not

been assured) could have been brought to an end by a notice to quit served at the same time as this notice. A notice seeking possession on ground 7A must be served on you within specified time periods which vary depending on which condition is relied upon:

- Where the landlord proposes to rely on condition 1, 3 or 5: within 12 months of the conviction (or if the conviction is appealed: within 12 months of the conclusion of the appeal);
- Where the landlord proposes to rely on condition 2: within 12 months of the court's finding that the injunction has been breached (or if the finding is appealed: within 12 months of the conclusion of the appeal);
- Where the landlord proposes to rely on condition 4: within 3 months of the closure order (or if the order is appealed: within 3 months of the conclusion of the appeal).
- Where the landlord is seeking possession on ground 14 (with or without other grounds other than ground 7A), court proceedings cannot begin before the date this notice is served.
- Where the landlord is seeking possession on ground 14A, court proceedings cannot begin unless the landlord has served, or has taken all reasonable steps to serve, a copy of this notice on the partner who has left the property.
- After the date shown in section 5, court proceedings may be begun at once but not later than 12 months from the date on which this notice is served. After this time the notice will lapse and a new notice must be served before possession can be sought.

6. NAME AND ADDRESS OF LANDLORD/LICENSOR\*

*To be signed and dated by the landlord or licensor or his agent (someone acting for him). If there are joint landlords each landlord or the agent must sign unless one signs on behalf of the rest with their agreement.*

SIGNED:

DATE:

Please specify whether: landlord  licensor  joint landlords  landlords agent

Name(s) (*Block Capitals*):

ADDRESS

TELEPHONE:— DAYTIME

EVENING

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What to do if this notice is served on you

- This notice is the first step requiring you to give up possession of your home. You should read it very carefully.
- Your landlord cannot make you leave your home without an order for possession issued by a court. By issuing this notice your landlord is informing you that he intends to seek such an order. If you are willing to give up possession without a court order, you should tell the person who signed this notice as soon as possible and say when you are prepared to leave.
- Whichever grounds are set out in section 3 of this form, the court may allow any of the other grounds to be added at a later date. If this is done, you will be told about it so you can discuss the additional grounds at the court hearing as well as the grounds set out in section 3.
- If you need advice about this notice, and what you should do about it, take it immediately to a citizens' advice bureau, a housing advice centre, a law centre or a solicitor.

**NOTICE ENDS – EVERYTHING ABOVE PROVIDE TO THE TENANT**