

# 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:**

(See 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 the shorthold ground (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), and proof of postage.
- **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. LandlordZONE.co.uk - supplied free in good faith – no accuracy guarantee & no liability accepted – use at your own risk