



Private Housing (Tenancies) (Scotland) Act 2016

2016 asp 19

PART 5

TERMINATION

CHAPTER 2

TERMINATION BY TENANT

48 Tenant's ability to bring tenancy to an end

- (1) A tenant may bring to an end a tenancy which is a private residential tenancy by giving the landlord a notice which fulfils the requirements described in section 49.
- (2) A tenancy comes to an end in accordance with subsection (1) on the day on which the notice states (in whatever terms) that it is to come to an end.
- (3) But a tenancy does not come to an end in accordance with subsection (1) if—
 - (a) before the day mentioned in subsection (2), the tenant makes a request to the landlord to continue the tenancy after that day, and
 - (b) the landlord agrees to the request.
- (4) In subsections (1) and (3), in a case where two or more persons jointly are the landlord under the tenancy, references to the landlord are to any of those persons.

Commencement Information

II S. 48 in force at 1.12.2017 by [S.S.I. 2017/346](#), reg. 2, [sch.](#)

Changes to legislation:

There are outstanding changes not yet made by the legislation.gov.uk editorial team to Private Housing (Tenancies) (Scotland) Act 2016. Any changes that have already been made by the team appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- specified provision(s) coming into force by [S.S.I. 2017/293 reg. 2Sch.](#) (This amendment not applied to legislation.gov.uk. S.S.I. 2017/293 is revoked and superseded by S.S.I. 2017/346)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 31A inserted (temp.) by [S.S.I. 2024/89 reg. 2\(1\)\(4\)](#)