
SCOTTISH STATUTORY INSTRUMENTS

2020 No. 270

The Coronavirus (Scotland) Act 2020 (Eviction from Dwelling-houses) (Notice Periods) Modification Regulations 2020

Paragraph 2 - private residential tenancies: regrouping of notice periods

3. In paragraph 2(2) of schedule 1 (private residential tenancies: extension of notice periods)—
- (a) in subsection (2)(b) of the text that is to be read as if it were substituted into section 54 of the 2016 Act, before “expires” insert “in the case of a notice served before 3 October 2020,”,
 - (b) after subsection (2)(b) of the text that is to be read as if it were substituted into section 54 of the 2016 Act, insert—
 - “(c) in the case of a notice served on or after 3 October 2020, expires on the day falling—
 - (i) 28 days after it begins if subsection (3B) applies,
 - (ii) three months after it begins if subsection (3C) applies,
 - (iii) six months after it begins if neither subsection (3B) nor (3C) applies.”,
 - (c) after subsection (3A) of the text that is to be read as if it were substituted into section 54 of the 2016 Act, insert—
 - “(3B) This subsection applies if the only eviction ground, or grounds, stated in the notice to leave is, or are, one or more of the following—
 - (a) that the tenant is not occupying the let property as the tenant’s home,
 - (b) that the tenant has a relevant conviction,
 - (c) that the tenant has engaged in relevant anti-social behaviour, or
 - (d) that the tenant associates in the let property with a person who has a relevant conviction or has engaged in relevant anti-social behaviour.
 - (3C) This subsection applies if—
 - (a) the only eviction ground, or grounds, stated in the notice to leave is, or are, one or more of the following—
 - (i) that the landlord intends to live in the let property,
 - (ii) that a member of the landlord’s family intends to live in the let property,
 - (iii) that the landlord is not registered by the relevant local authority under the Antisocial Behaviour etc. (Scotland) Act 2004,
 - (iv) that the let property or associated living accommodation is in multiple occupation and not licensed under Part 5 of the Housing (Scotland) Act 2006, or
 - (b) the only eviction grounds stated in the notice to leave are—
 - (i) an eviction ground, or grounds, mentioned in subsection (3B), and
 - (ii) an eviction ground, or grounds, mentioned in paragraph (a).”.