



# Landlord and Tenant Act 1987

## 1987 CHAPTER 31

### PART II

#### APPOINTMENT OF MANAGERS BY <sup>[F1</sup>A <sup>F1</sup>... TRIBUNAL]

#### 22 Preliminary notice by tenant.

- (1) Before an application for an order under section 24 is made in respect of any premises to which this Part applies by a tenant of a flat contained in those premises, a notice under this section must (subject to subsection (3)) be served <sup>[F1</sup>by the tenant on—
  - (i) the landlord, and
  - (ii) any person (other than the landlord) by whom obligations relating to the management of the premises or any part of them are owed to the tenant under his tenancy].
- (2) A notice under this section must—
  - (a) specify the tenant's name, the address of his flat and an address in England and Wales (which may be the address of his flat) at which <sup>[F2</sup>any person on whom the notice is served] may serve notices, including notices in proceedings, on him in connection with this Part;
  - (b) state that the tenant intends to make an application for an order under section 24 to be made by <sup>[F3</sup>the appropriate tribunal] in respect of such premises to which this Part applies as are specified in the notice, but (if paragraph (d) is applicable) that he will not do so if the <sup>[F4</sup>requirement specified in pursuance of that paragraph is complied with];
  - (c) specify the grounds on which <sup>[F5</sup>the tribunal] would be asked to make such an order and the matters that would be relied on by the tenant for the purpose of establishing those grounds;
  - (d) where those matters are capable of being remedied by <sup>[F6</sup>any person on whom the notice is served, require him], within such reasonable period as is specified in the notice, to take such steps for the purpose of remedying them as are so specified; and

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**Changes to legislation:** *Landlord and Tenant Act 1987, Section 22 is up to date with all changes known to be in force on or before 06 December 2017. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

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- (e) contain such information (if any) as the Secretary of State may by regulations prescribe.
- (3) [<sup>F7</sup>The appropriate tribunal] may (whether on the hearing of an application for an order under section 24 or not) by order dispense with the requirement to serve a notice under this section [<sup>F8</sup>on a person] in a case where it is satisfied that it would not be reasonably practicable to serve such a notice on the [<sup>F9</sup>person], but [<sup>F5</sup>the tribunal] may, when doing so, direct that such other notices are served, or such other steps are taken, as it thinks fit.
- (4) In a case where—
- (a) a notice under this section has been served on the landlord, and
  - (b) his interest in the premises specified in pursuance of subsection (2)(b) is subject to a mortgage,
- the landlord shall, as soon as is reasonably practicable after receiving the notice, serve on the mortgagee a copy of the notice.

#### Annotations:

##### Amendments (Textual)

- F1** Words in s. 22(1) substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 160\(2\)\(a\)](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#)); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))
- F2** Words in s. 22(2)(a) substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 160\(2\)\(b\)](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#)); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))
- F3** Words in s. 22(2)(b) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), [art. 1, Sch. 1 para. 69\(a\)](#) (with [Sch. 3](#))
- F4** Words in s. 22(2)(b) substituted (E.W.) (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 160\(2\)\(c\)](#); S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#)); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))
- F5** Words in s. 22(2)(b)(c)(3) substituted (1.9.1997) by [1996 c. 52, s. 86\(2\)](#); S.I. 1997/1851, [art. 2\(b\)](#) (subject to [Sch. para. 2](#))
- F6** Words in s. 22(2)(d) substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#) {s. 160(2)(d)}; S.I. 2002/1912, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#)); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))
- F7** Words in s. 22(3) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), [art. 1, Sch. 1 para. 69\(b\)](#) (with [Sch. 3](#))
- F8** Words in s. 22(3) inserted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 160\(2\)\(e\)\(i\)](#); S.I. 2002/1912, {[art. 2\(b\)\(i\)](#)} (subject to [Sch. 2](#)); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))
- F9** Words in s. 22(3) substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 160\(2\)\(e\)\(ii\)](#); S.I. 2002/1912, {[art. 2\(b\)\(i\)](#)} (subject to [Sch. 2](#)); S.I. 2002/3012, [art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))

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**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. 4(2)(db) inserted by [2017 c. 30 Sch. 3 para. 26](#)
- s. 24(2)(abb) inserted by [2002 c. 15 Sch. 10 para. 14](#)