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SCHEDULE

Regulation 4(4)(b)

Form No. 6A

Housing Act 1988 section 21(1) and (4) as amended by section 194 and paragraph 103 of Schedule 11 to the Local Government and Housing Act 1989 and section 98(2) and (3) of the Housing Act 1996

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FORM 6A

Notice seeking possession of a property let on an Assured Shorthold Tenancy

Housing Act 1988 section 21(1) and (4) as amended by section 194 and paragraph 103 of Schedule 11 to the Local Government and Housing Act 1989 and section 98(2) and (3) of the Housing Act 1996

- Please write clearly in black ink. Please tick boxes where appropriate and cross out text marked with an asterisk (*) that does not apply.
- This form should be used where a no fault possession of accommodation let under an assured shorthold tenancy (AST) is sought under section 21(1) or (4) of the Housing Act 1988.
- Do not use this form: (a) if the tenant has resided in the property for less than four months; (b) where the landlord is prevented from retaliatory eviction under section 33 of the Deregulation Act 2015; (c) where the landlord has not complied with their requirements under SI 2015/1646; (d) where the landlord has not protected the tenant's deposit under one of the Government's three approved Tenancy Deposit schemes; or (e) where a property requires a licence but is unlicensed.
- This form must be used for all ASTs created on or after 1 October 2015 except for periodic tenancies which have come into being after 1 October 2015 and which were fixed term ASTs created before 1 October 2015. This form may nevertheless be used for all ASTs.

1. To:

Name(s) of tenant(s) (Block Capitals)

2. You are required to leave the below address after []¹. If you do not leave, your landlord may apply to the court for an order under section 21(1) or (4) of the Housing Act 1988 requiring you to give up possession.

Address of premises

3. If you have a fixed term AST, this notice is only valid for six months from the date of issue. If you have a rolling or periodic tenancy, e.g. you rent the property on a week by week or month by month basis, this notice is only valid for four months from the date of issue.

¹ Landlords should insert a calendar date here. The date should allow for the service period, and in effect be two months plus two days if the notice is served by post, e.g. where a notice is posted first class on 15 December 2015, the earliest a tenant may be required to give up possession of the property is after 17 February 2016. Where landlords are seeking an order for possession on a statutory periodic tenancy under section 21(4) of the Housing Act 1988, the notice period should also not be shorter than the period of the tenancy (up to a maximum of six months), e.g. where there is a quarterly periodic tenancy, the date should be three months from the date of service.

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4. Name and address of landlord

To be signed and dated by the landlord or their agent (someone acting for them). 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 joint landlords landlord's agent

Name(s) of signatory/signatories (Block Capitals) _____

Address(es) of signatory/signatories _____

Telephone of signatory/signatories _____

What to do if this notice is served on you

- This notice is the first step requiring you to give up possession of the property referred to in section 2 above. You should read it very carefully.
- You are entitled to at least two months' notice before being required to give up possession of the property. However, if you have a rolling or periodic tenancy which is quarterly, you must be given at least three months' notice, or, if you have a rolling or periodic tenancy which is half yearly or annual, you must be given at least six months' notice (which is the maximum). The date you are required to leave by should be shown in section 2 above.
- Where your tenancy is terminated before the end of a period of your tenancy (e.g. where you pay rent in advance on the first of each month and you are required to give up possession in the middle of the month), you may be entitled to repayment of rent from the landlord under section 21C of the Housing Act 1988.
- 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.