

# SECTION 21

Notice of tenancy termination

Fixed Term

HOUSING ACT 1988, Section 21(1)b as amended by the HOUSING ACT 1996

Assured Shorthold Tenancy: Fixed Term

**NOTICE REQUIRING POSSESSION**

Landlord.....

Landlord's Address.....

.....

.....

Tenant(s).....

Property: The dwelling known as.....

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.....

I give you notice that I require possession of the dwelling after 60 days from the signed date below:

Signed.....

Date.....

**DATE OF EXPIRY**.....

Agent / Further Details (where required).....

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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 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), or Post Office proof of postage receipt – allow 3 working days for delivery.
- 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.