NOTICE REQUIRING POSSESSION of a Dwelling

(England & Wales - Housing Act 1988 as amended by Housing Act 1996 – Section 21 Notice)

I give you notice that I require possession of this dwelling house by virtue of:

1. Your Fixed Term Assured Shorthold Tenancy - Housing Act 1988 Section 21(1)b

Name of Tenant(s):	To:
Name and Address of Landlord:	From:
Address of Dwelling:	
Date of Expiry of this Notice: (This is the last day of the tenancy period – AFTER which date I seek possession - see notes below)	
Landlords Signature:	

Date this NOTICE is SERVED:

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 the shorthold ground (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), and proof of postage.

• 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

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