

**Housing Act 1988**  
**Section 21**  
**Notice Requiring Possession**



**information for tenants**

If the tenant or licensee does not leave the dwelling, the landlord or licensor must get an order for possession from the court before the tenant or licensee can be lawfully evicted. The landlord or licensor cannot apply for such an order before the notice to quit or notice to determine has run out.

A tenant or licensee who does not know if they have any legal right to remain in possession after a notice to quit or notice to determine runs out can obtain advice from a solicitor. Help with all or part of the cost of legal advice and assistance may be available under the Legal Aid Scheme. Information may also be obtained from a Citizens' Advice Bureau, a House Aid Centre or a rent officer.

**To: Tenant(s)**

tenant(s) name

tenant(s) address

**From: Landlord**

landlord's name

landlord's address

## Notice:

Notice is hereby given by virtue of Section 21 of the Housing Act 1988, possession is required of the dwelling house (rental property) known as

after

or, if the alternative date mentioned below is different, after the alternative date. The alternative date is the first date after this notice was given to you which is:

- at least two months after service upon you of this notice, and
- (if your tenancy is for a fixed term which has not ended when this notice is given to you) which is a date not earlier than the end of the fixed term, or
- (if your tenancy is a periodic tenancy when this notice is given to you) which is the last day of a period of your tenancy and not earlier than the earliest date on which your tenancy could (apart from the landlord's inability, under s.5(1) of the Housing Act 1988, to terminate an assured tenancy by notice to quit) lawfully be ended by a notice to quit given to you on the same date as this notice.

## Signed:

signed by

landlord  
other

licensor

joint landlord

landlord's agent

signature

dated

name

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## Tenant's acknowledgement of service:

I / We acknowledge the service of the notice of which the above is a true copy.

signed

date

**please note: this notice may be validly served even if it has not been signed by the tenant**