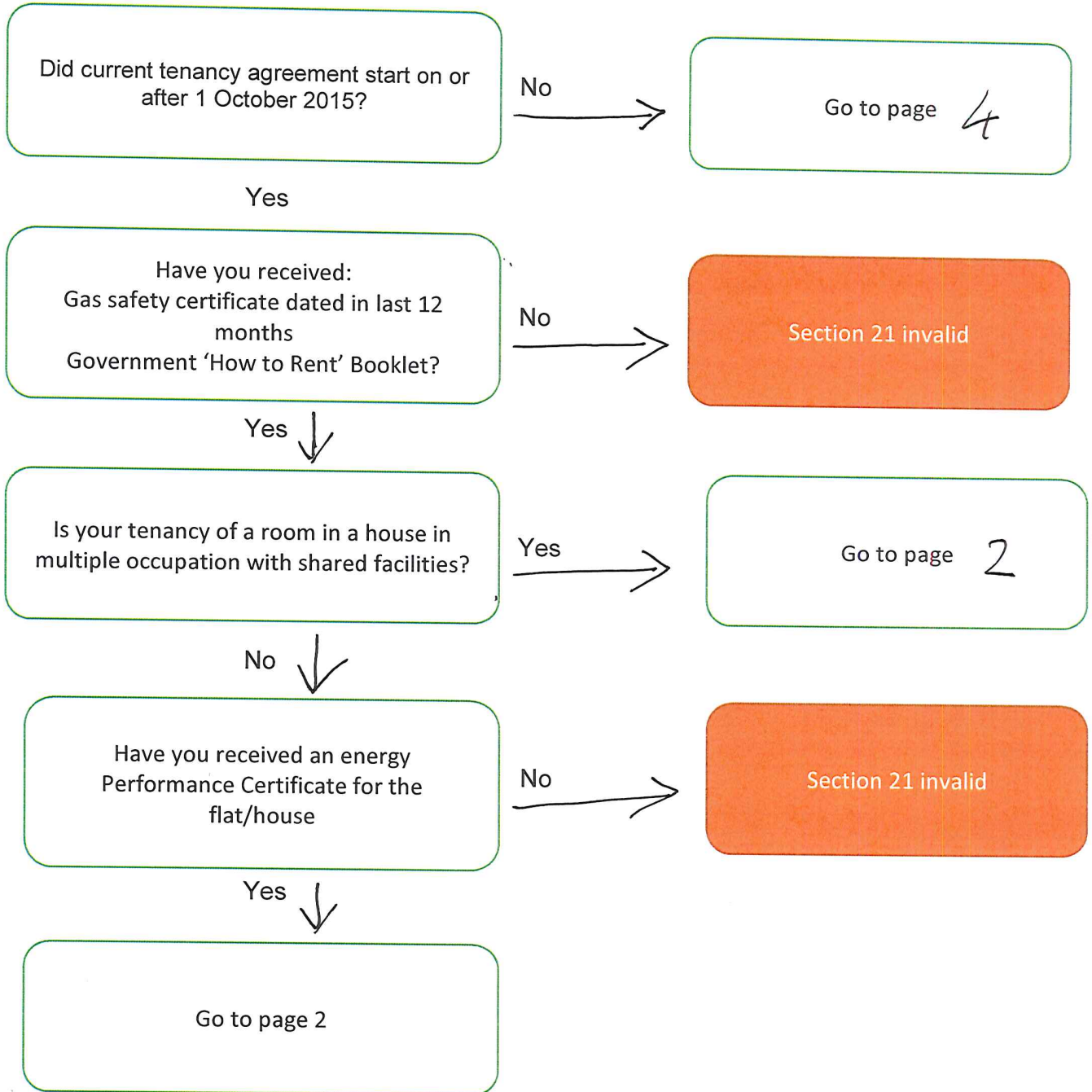


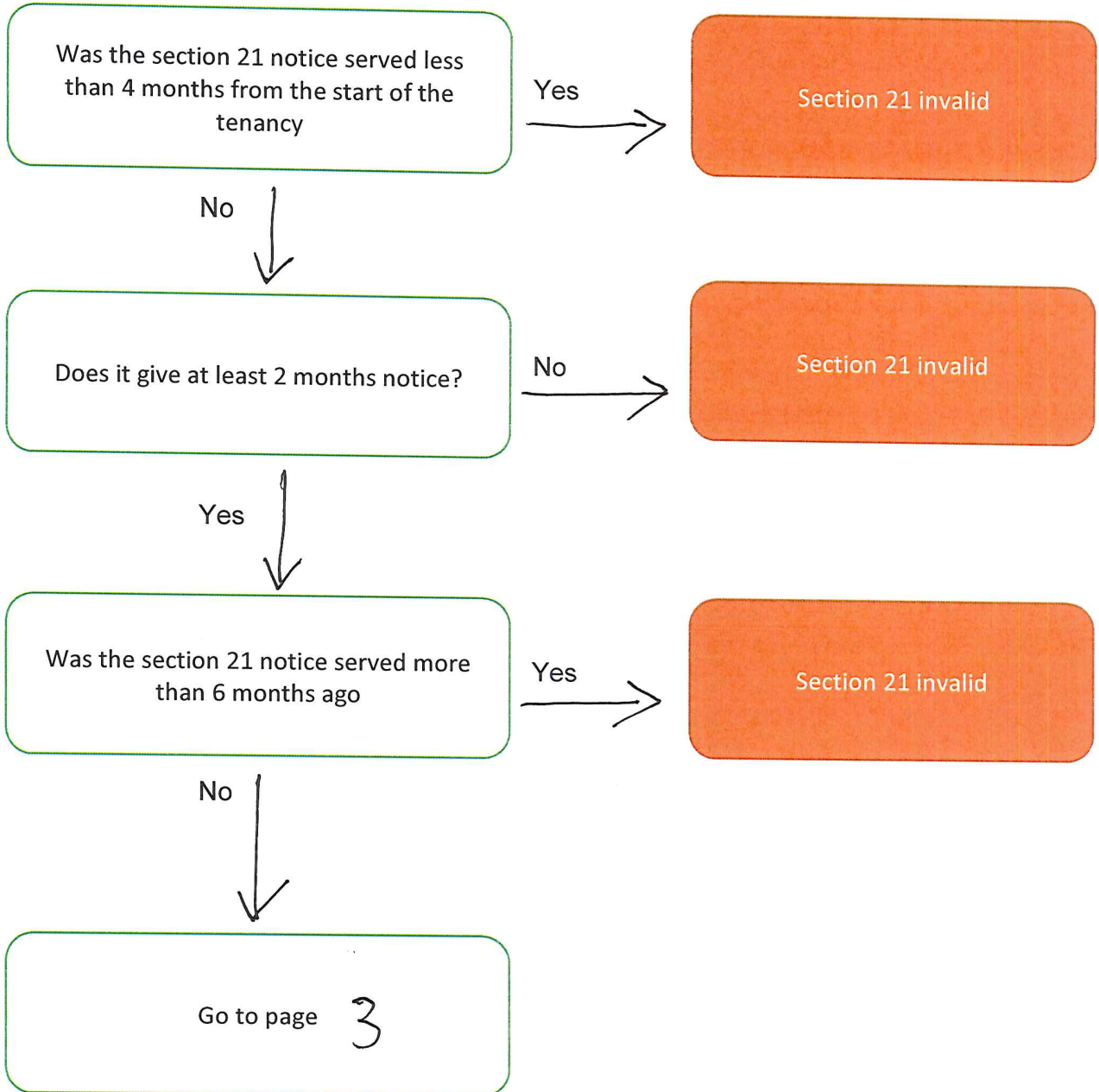
Nearly Legal's epic flow chart for checking validity of section 21 notices (as at 1 June 2016). For Assured Shorthold Tenancies in England. (NB Always seek legal advice) (NNB see note at end for s.21(4)(a) notices for ASTs that were periodic from start or became contractual periodic after fixed term.)

START.

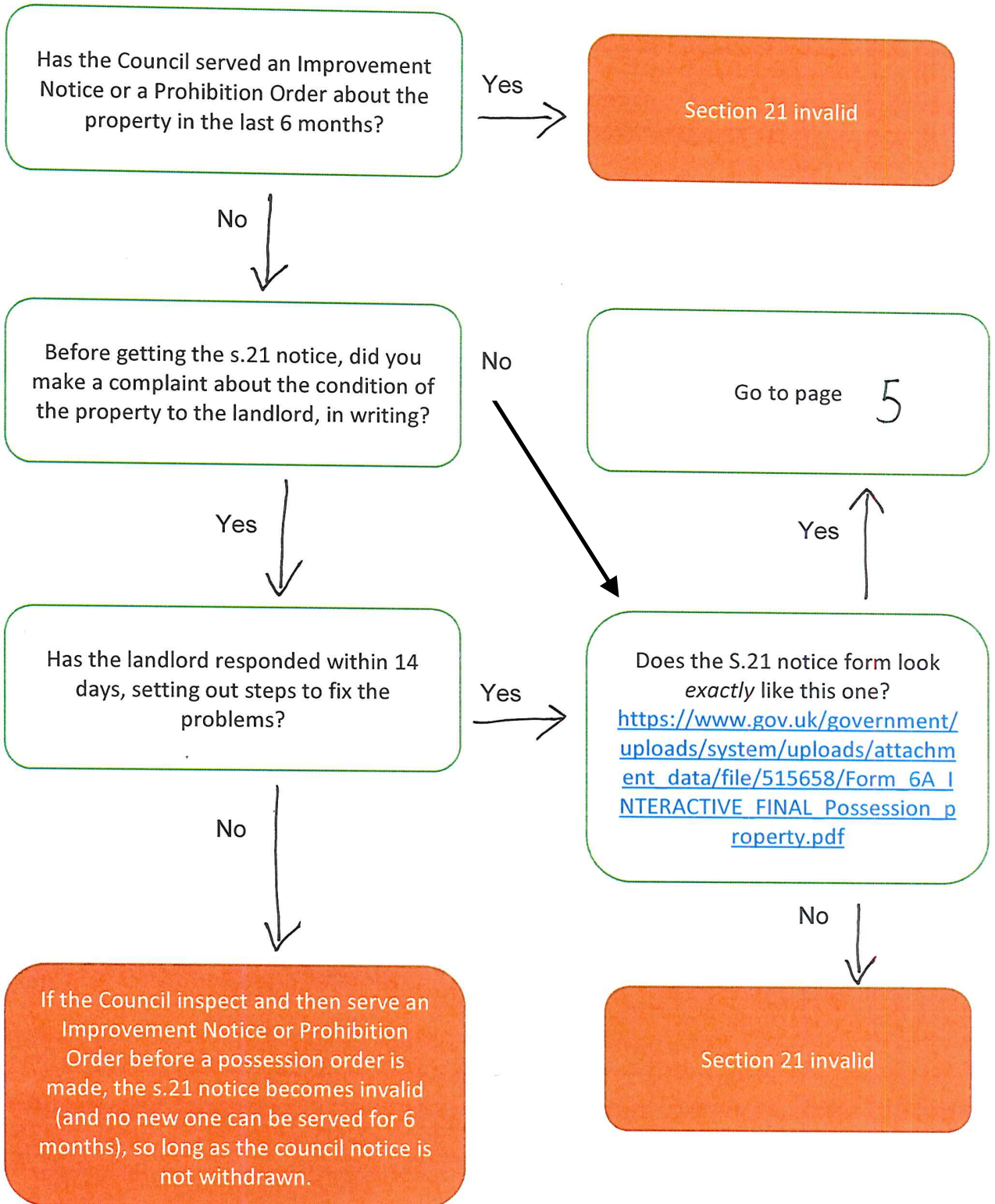


①

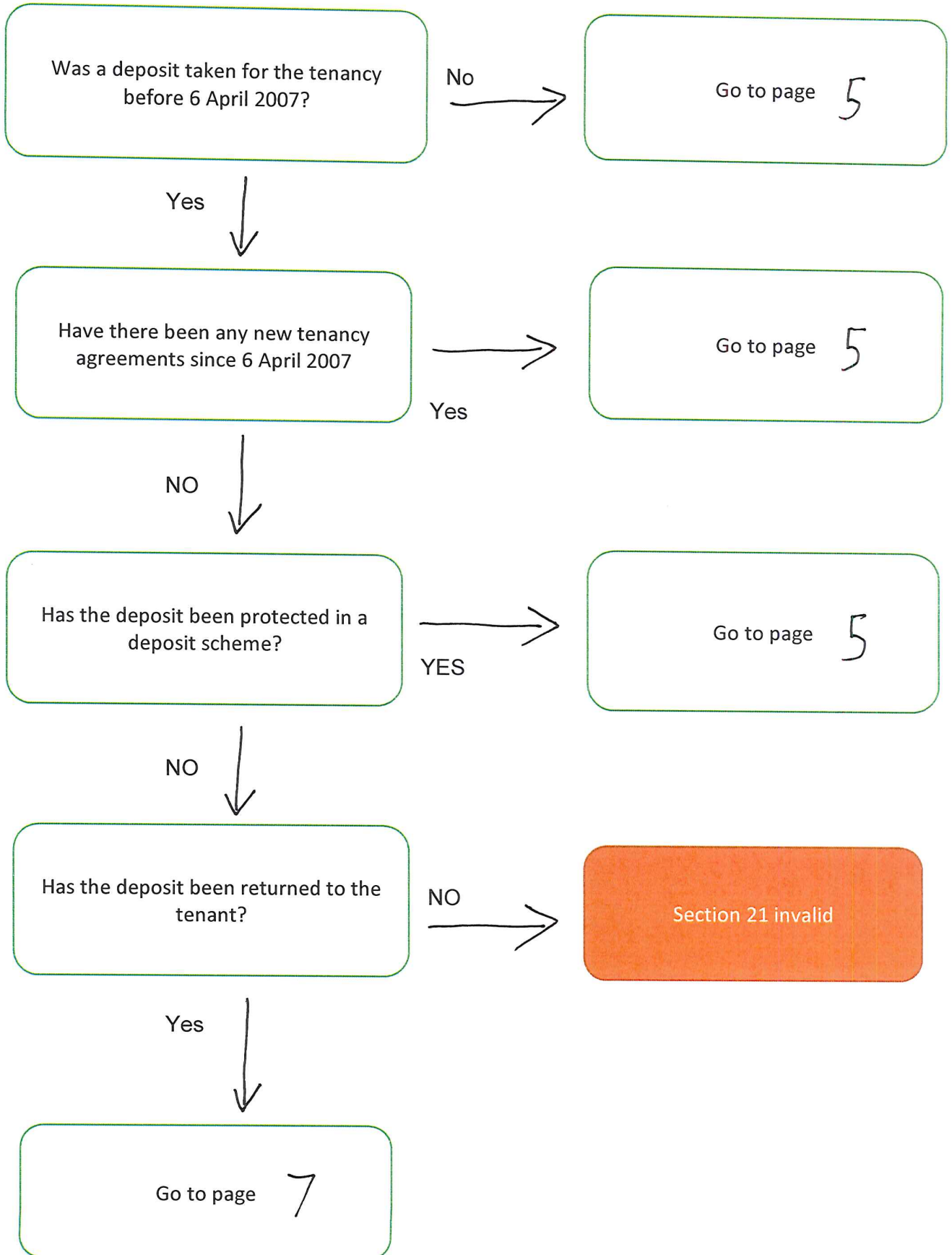
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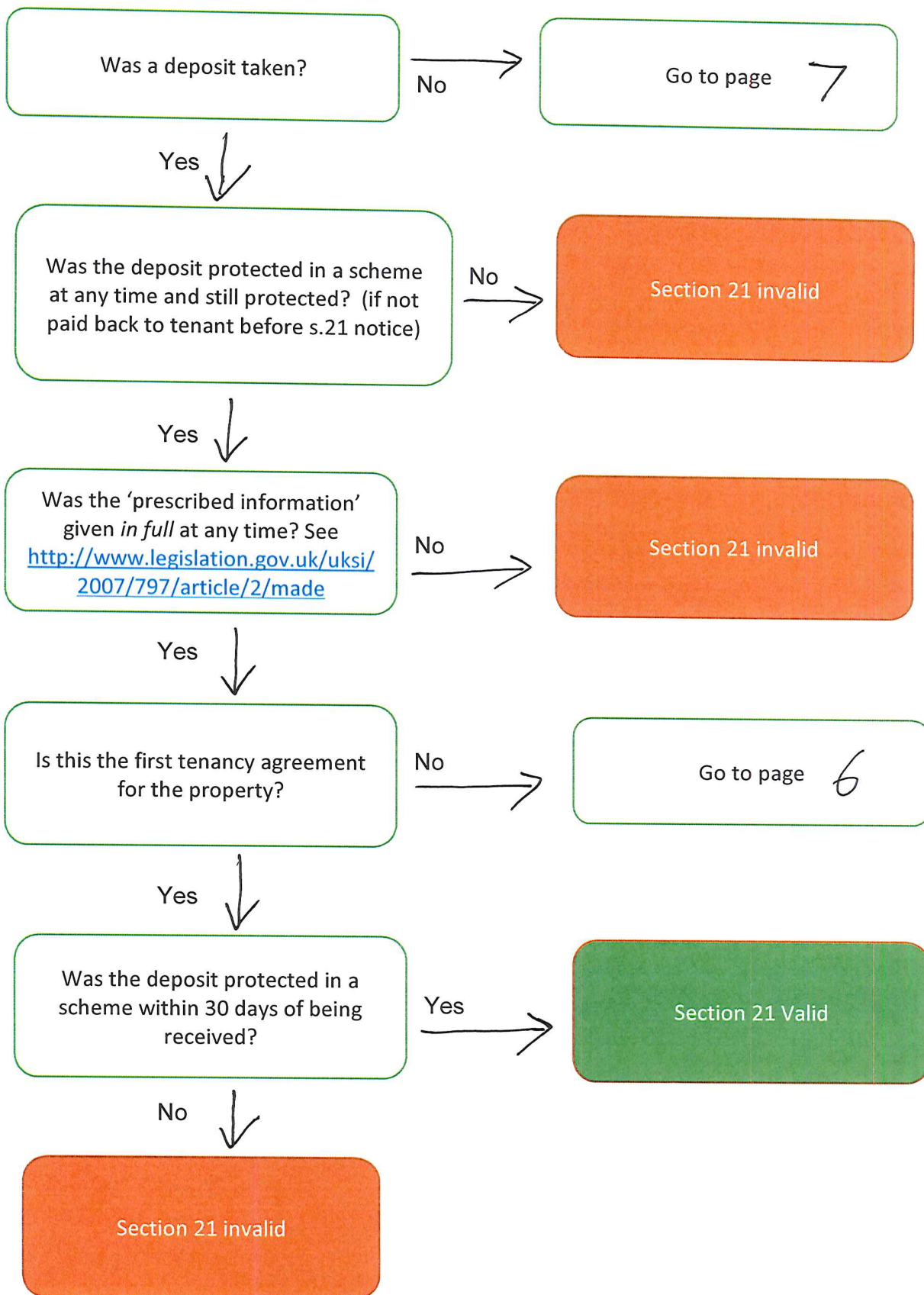
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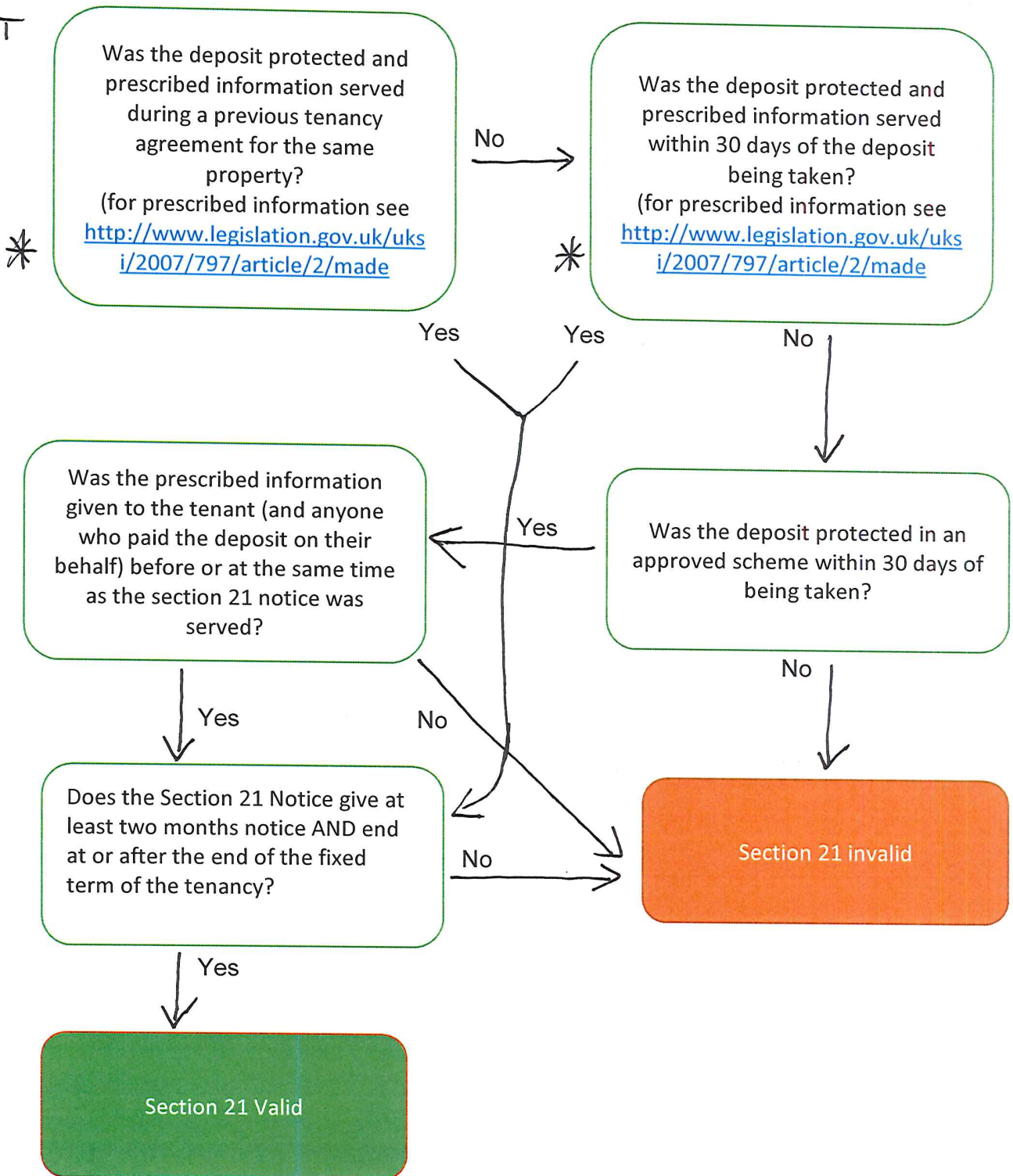
START



START



START



* Subject to court decisions, See <http://nearlylegal.co.uk/category/housing-law-all/deposits/>

Section 21 Valid

(Possibly, subject to details of notice being right, service being made on all tenants and so on)

S.21(4)(a) notices are still required for assured shorthold tenancies that were periodic from the start, or which provided for the tenancy to become periodic after the fixed term – contractual periodic tenancies. These notices must meet all the above requirements, save for the prescribed form of s.21 notice, and state that possession is required 'after' a date which is the last date of a period of the tenancy.

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