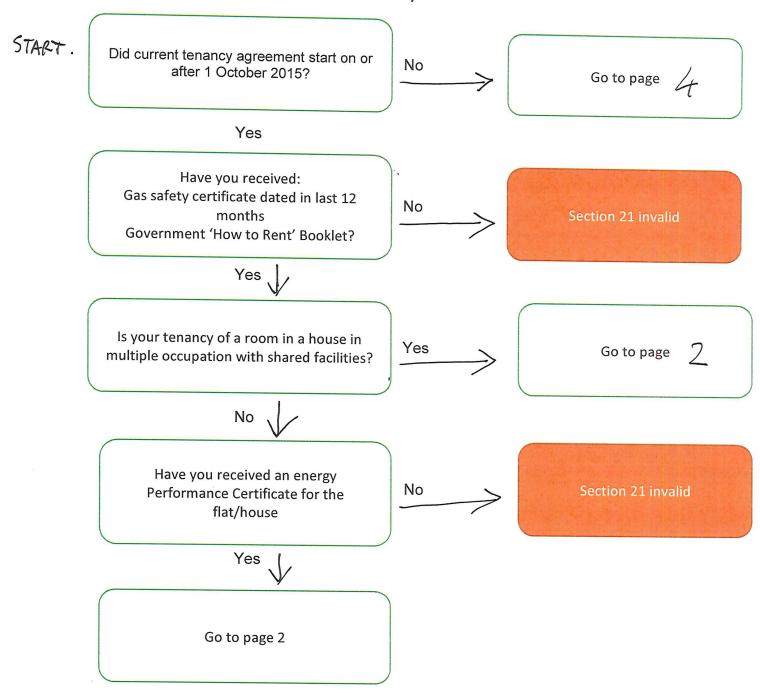
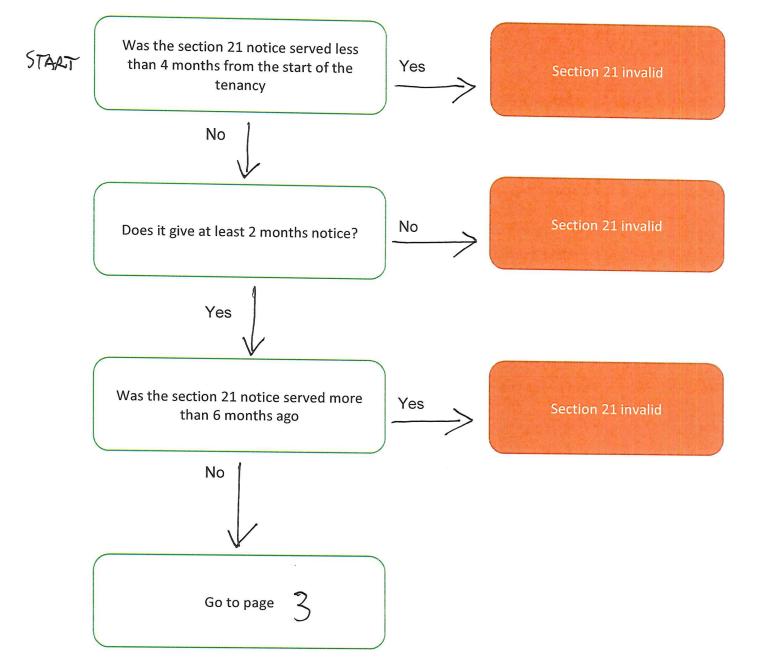
Nearly Legal's epic flow chart for checking validity of section 21 notices (as at 1 June 2016). For Assured Shorthold Tenancies in England. (NB Always seek legal advice) (NNB see note at end for s.21(4)(a) notices for ASTs that were periodic from start or became contractual periodic after fixed term.)

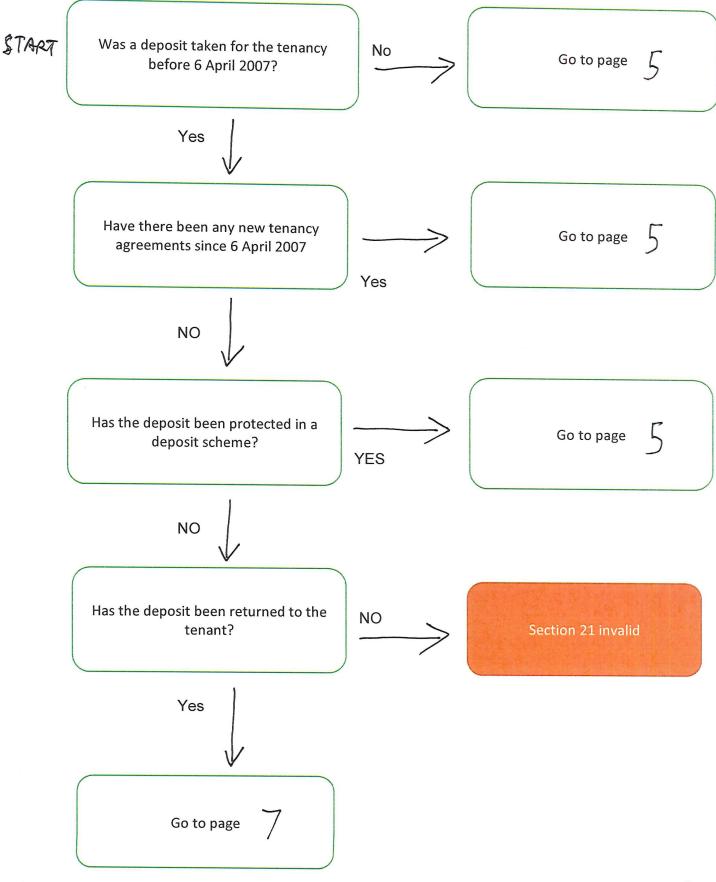




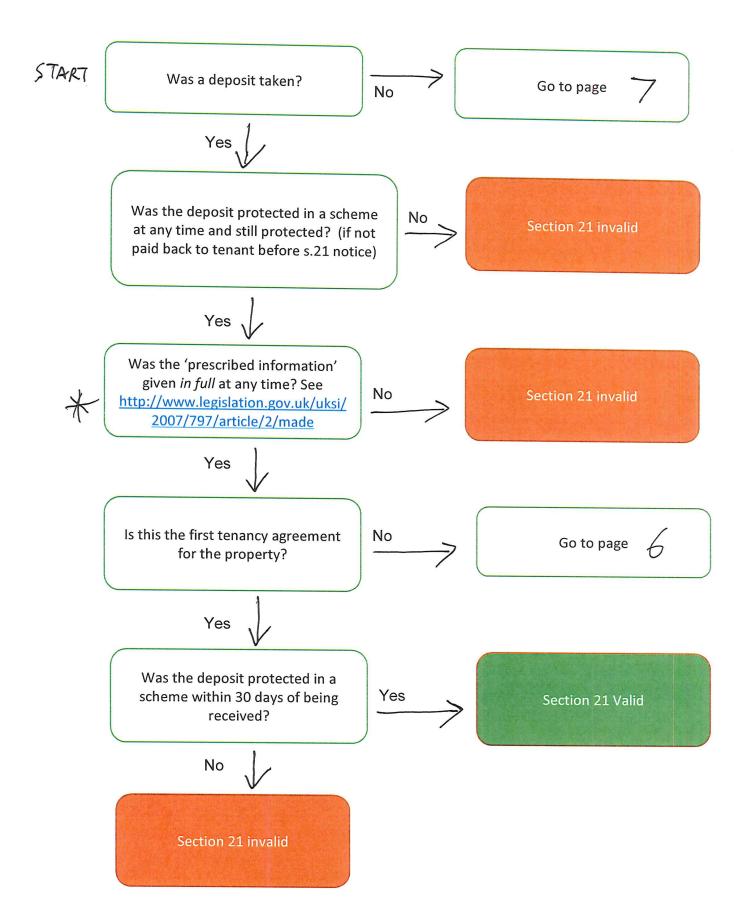


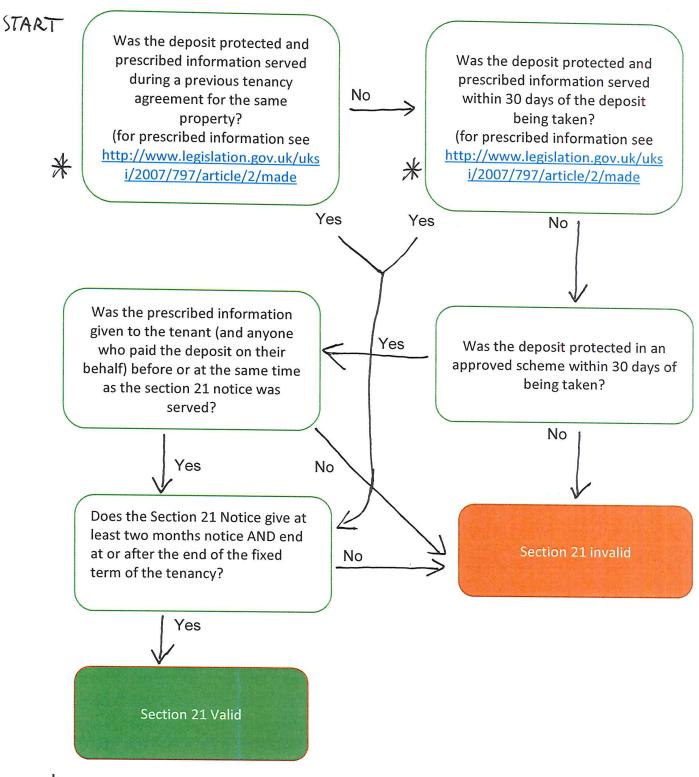
Has the Council served an Improvement Yes Notice or a Prohibition Order about the Section 21 invalid property in the last 6 months? No Before getting the s.21 notice, did you No make a complaint about the condition of Go to page the property to the landlord, in writing? Yes Yes Has the landlord responded within 14 Does the S.21 notice form look days, setting out steps to fix the exactly like this one? Yes https://www.gov.uk/government/ problems? uploads/system/uploads/attachm ent data/file/515658/Form 6A I NTERACTIVE FINAL Possession p No roperty.pdf No If the Council inspect and then serve an Improvement Notice or Prohibition Order before a possession order is made, the s.21 notice becomes invalid (and no new one can be served for 6 months), so long as the council notice is

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 the last date of a period of the tenancy.

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