



How to Serve a Section 21 Notice

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Section 21 Info

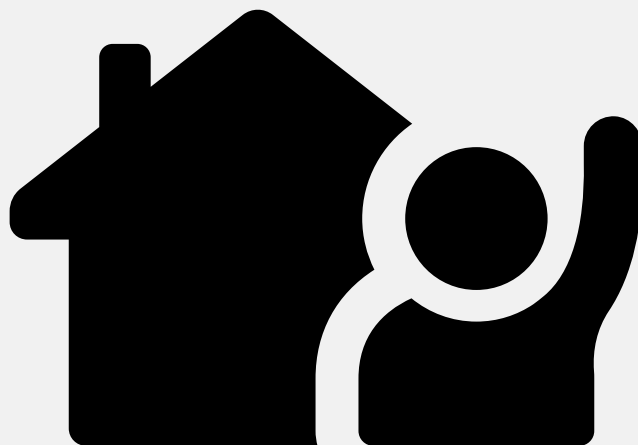
What is a Section 21 Notice?

A Section 21 Notice is a legal document used by landlords in England to regain possession of a property let under an Assured Shorthold Tenancy (AST). It allows landlords to evict tenants without providing a reason, provided the correct procedure is followed.

When Can You Serve It?

You can serve a Section 21 Notice if:

- The tenancy is an Assured Shorthold Tenancy (AST).
- The fixed term has ended or you are in a periodic tenancy.
- You have complied with all legal requirements before serving the notice.



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Requirements Before Serving

Before serving a Section 21 Notice, ensure the following:

- The tenant has received a valid Energy Performance Certificate (EPC).
- The tenant has received a current Gas Safety Certificate.
- The tenant has received the Government's 'How to Rent' guide.
- The deposit has been protected in a government-approved scheme and the tenant has been notified.
- You have obtained any necessary licenses for the property (e.g., HMO license).



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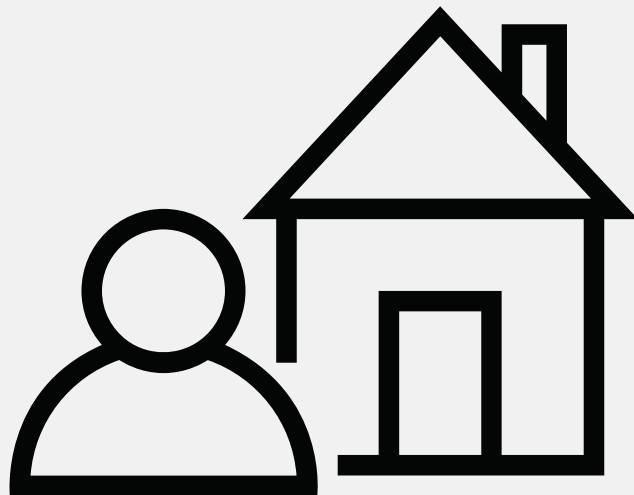
How to Serve

You can serve the Section 21 Notice by:

- Handing it to the tenant in person.
- Posting it to the tenant's address.
- Emailing it (if agreed in the tenancy agreement).

Notice Period

You must give the tenant at least 2 months' notice. The notice must also not expire before the end of the fixed term unless the tenancy has become periodic.



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Common Mistakes to Avoid

- Serving the notice before meeting all legal requirements.
- Using an incorrect or outdated form.
- Failing to give the correct notice period.
- Not keeping proof of service.

Next Steps

If the tenant does not leave after the notice period, you must apply to the court for a possession order. Ensure all documentation is in order to avoid delays or dismissal of your claim.

