

## Summary of notice periods

### **Section 21 (Non Fault)**

- Six Months

### **Section 8 - Rent Arrears (Grounds 8, 10 or 11)**

- 6 months: Where there are rent arrears of less than 6 months (see below where arrears exceed 6 months);

### **Section 8 - Right to Rent (Ground 7B)**

- 3 months Ground 7B applies where one or more of the tenants do not have a right to rent under the Immigration Act 2014.

### **Section 8 - Death of Former Tenant (Ground 7)**

- 3 months: Ground 7 applies where the previous tenant died, and the tenant is someone who inherited the tenancy from the former tenant.

### **Section 8 - Rent Arrears (Grounds 8, 10 or 11)**

- 4 weeks: Where a tenant is in at least 6 months' rent arrears

### **Section 8 - Convictions or other court orders relating to antisocial behaviour (Ground 7A)**

- 4 weeks: Ground 7A applies to various situations where formal legal action has been taken against a tenant for antisocial behaviour.

### **Section 8 - Tenancy Obtained by deception (Ground 17)**

- 2 weeks: Ground 17 applies where the tenancy has been obtained on the basis of a false statement given by the tenant or someone acting under their direction.

### **Section 8 - Domestic Violence and Rioting (Grounds 14A and 14ZA)**

- 14 days: Ground 14A relates to domestic violence but is only available to social landlords. Ground 14ZA applies where the tenant has been convicted for an offence relating to rioting.

### **Section 8 - Nuisance and criminal convictions (Ground 14)**

- No period: Where the landlord serves a notice relying on Ground 14, there is no minimum amount of time required before the landlord can commence court proceedings.

See '[Technical guidance on eviction notices](#)' with a helpful table and further details.

## For more information contact:

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