

No fault evictions: section 21 notice periods

Private landlords can end most tenancies by giving a notice under section 21.

Your landlord can end your assured shorthold tenancy without giving a reason. They must follow the correct process before they can apply to court for a possession order.

How much notice must your landlord give?

How much notice you are entitled to depends on when your notice was sent. The rules changed temporarily to protect tenants during the coronavirus pandemic.

From **1 October 2021** a section 21 notice cannot be less than **two months**. The same rule applied before 26 March 2020.

If you received your notice between **26 March 2020** and **28 August 2020**, the landlord had to give you at least **three months'** notice.

If you received your notice between **29 August 2020** and **31 May 2021**, the landlord had to give you at least **six months'** notice.

If you received your notice between **1 June 2021** and **30 September 2021**, the landlord had to give you at least **four months'** notice.

What does the form look like?

A section 21 notice must be on form 6A. If your landlord uses a different form but it contains all the same information it will still be valid. Search form 6A on GOV.UK to see what it should look like.

When can your landlord give you notice?

Your landlord must wait until at least four months of your tenancy have passed. The four months is counted from the start of your original tenancy.

If you have a fixed term tenancy and the notice ends before the fixed term, the notice is probably not valid.

Check your landlord followed the right process

Your landlord must have followed the correct process for your tenancy to use a section 21 notice. Get advice straight away if you think your landlord:

- didn't protect your deposit
- didn't give you information about the deposit scheme
- didn't give you a copy of a valid gas safety certificate and energy performance certificate
- gave you a section 21 notice after you complained about the state of the property
- charged you a banned fee after 1 June 2019

What happens when the notice period ends?

You don't have to leave when the notice ends. If you don't leave, your landlord must apply to court for a possession order. Get advice straight away if your landlord tries to evict you without going to court. They could be committing a criminal offence.

Your landlord has **six months** from when a two months' section 21 notice is given to apply to court. The time limits were different between 29 August 2020 and 30 September 2021.

If you received your notice between **1 June 2021** and **30 September 2021**, your landlord had **eight months** from when the notice was given to you to apply to court.

If you received your notice between **29 August 2020** and **31 May 2021**, your landlord had **ten months** to apply to court.

You can get further advice from england.shelter.org.uk/housing_advice, a local Shelter advice service or local Citizens Advice.

If you have nowhere to sleep tonight, are at risk of harm or losing your home within the next 2 months, call Shelter Helpline on 0808 800 4444 for advice and information on your options. Calls are free from UK landlines and main mobile networks. Calls to Shelter's helpline are free from landlines and main mobile networks.

