SECTION 8 NOTICE SEEKING POSSESSION

Housing Act 1988, section 8 (as amended by the Renters' Rights Act 2025)

To:
Sample Tenant, Co-Tenant
12 Example Road, London, EX2 2BB

From:
Sample Landlord (this is a preview, not a real notice)
1 Example Street
London
EX1 1AA

Date of service:	9 November 2026
Minimum notice period:	4 weeks
Earliest date of court proceedings:	7 December 2026

I/we give you notice that I/we intend to begin proceedings in the county court for an order requiring you to give up possession of the dwelling house known as 12 Example Road, London, EX2 2BB. I/we am/are seeking possession on the ground(s) set out below. Court proceedings cannot be begun until after 7 December 2026.

GROUNDS FOR POSSESSION

Ground 8 — MANDATORY — Substantial rent arrears (mandatory)

Statutory basis: Tenant owes at least three months' rent both at the date of notice and at the hearing.

Particulars (facts relied upon):
Tenant has been in arrears since 1 February 2026. As at the date of this notice, total outstanding rent is £3,300 (three months at £1,100 PCM). Tenant has not responded to two written reminders dated 14 February 2026 and 8 March 2026. Deposit is protected with TDS (certificate ref: TDS-12345). Tenant has not engaged with offers of a repayment plan.

Ground 10 — DISCRETIONARY — Any rent arrears at notice (discretionary)

Statutory basis: Some rent is unpaid when notice is served and at the start of proceedings. Discretionary fallback.

Particulars (facts relied upon):
Cited as a fallback if arrears at hearing drop below the Ground 8 threshold.

Ground 11 — DISCRETIONARY — Persistent late payment (discretionary)

Statutory basis: Tenant has persistently delayed paying lawful rent. Pattern matters more than amount.

Particulars (facts relied upon):
Six of the last twelve monthly rent payments have been more than 14 days late. Rent ledger attached.

SIGNED BY THE LANDLORD OR AUTHORISED AGENT

Signed: _____

Full name: _____

Date: _____

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