

Private residential tenants: How much notice should I get?

	Ground	Notice served before 7 April 2020		Notice served on or after 7 April 2020	Notice served on or after 3 October 2020
		tenancy started less than six months ago	tenancy started more than six months ago	regardless of length of tenancy	
1	Landlord intends to sell	28 days	84 days	6 months	6 months
2	Property to be sold by lender	28 days	84 days	6 months	6 months
3	Landlord intends to refurbish	28 days	84 days	6 months	6 months
4	Landlord intends to live in property	28 days	84 days	3 months	3 months
5	Family member intends to live in property	28 days	84 days	3 months	3 months
6	Landlord intends to use for non-residential	28 days	84 days	6 months	6 months
7	Property required for religious purposes	28 days	84 days	6 months	6 months
8	Not an employee	28 days	84 days	6 months	6 months
9	No longer in need of supported accommodation	28 days	84 days	6 months	6 months
10	Not occupying let property	28 days	28 days	28 days	28 days
11	Breach of tenancy agreement	28 days	28 days	6 months	6 months
12	Rent arrears*	28 days	28 days	6 months	6 months
13	Tenant has relevant conviction	28 days	28 days	3 months	28 days
14	Antisocial behaviour	28 days	28 days	3 months	28 days
15	Association with person with conviction/ antisocial behaviour	28 days	28 days	3 months	28 days
16	Landlord ceased to be registered	28 days	84 days	3 months	3 months
17	HMO license revoked	28 days	84 days	3 months	3 months
18	Overcrowding statutory notice	28 days	84 days	6 months	6 months