

		Private residential tenancy: Notice Periods						
		Notice served before 7 April 2020			As a result of Coronavirus Act - Where notice is served on/after 7 April 2020 (regardless of length of time tenant has occupied)			
	Ground	Tenants has occupied less than six months	Tenant has occupied six months or more	Regardless of length of occupation ground is...	All grounds become discretionary	Notice served on/after 7 April 2020	Notice served on/after 3 October 2020	
1	Landlord intends to sell	28 days	84 days	Mandatory	All grounds are discretionary	6 months	6 months	
2	Property to be sold by lender	28 days	84 days	Mandatory		6 months	6 months	
3	Landlord intends to refurbish	28 days	84 days	Mandatory		6 months	6 months	
4	Landlord intends to live in property	28 days	84 days	Mandatory		3 months	3 months	
5	Family member intends to live in property	28 days	84 days	Discretionary		3 months	3 months	
6	Landlord intends to use for non-residential	28 days	84 days	Mandatory		6 months	6 months	
7	Property required for religious purposes	28 days	84 days	Mandatory		6 months	6 months	
8	Not an employee	28 days	84 days	Mandatory		6 months	6 months	
9	No longer in need of supported accommodation	28 days	84 days	Discretionary		6 months	6 months	
10	Not occupying let property	28 days	28 days	Mandatory		28 days	28 days	
11	Breach of tenancy agreement	28 days	28 days	Discretionary		6 months	6 months	
12	Rent arrears*	28 days	28 days	Mandatory* Discretionary		6 months	6 months	
13	Tenant has relevant conviction	28 days	28 days	Mandatory		3 months	28 days	
14	Antisocial behaviour	28 days	28 days	Discretionary		3 months	28 days	
15	Association with person with conviction/ antisocial behaviour	28 days	28 days	Discretionary		3 months	28 days	
16	Landlord ceased to be registered	28 days	84 days	Discretionary		3 months	3 months	
17	HMO license revoked	28 days	84 days	Discretionary		3 months	3 months	
18	Overcrowding statutory notice	28 days	84 days	Discretionary		6 months	6 months	

***Ground 12 - Rent arrears:**

If notice was served before 7 April 2020 the ground is Mandatory if there have been arrears for at least three consecutive months and at least one month's rent in total is owed on the day of the tribunal hearing.