



Landlord Checklist: Ending a Tenancy (From 1 May 2026)

Before Taking Action

- 1 ☐ Confirm tenancy is an assured periodic tenancy
- 2 ☐ Check deposit protection compliance
- 3 ☐ Identify valid ground for eviction (Section 8)

Valid Grounds to Evict

- 1 ☐ Rent arrears
- 2 ☐ Antisocial behaviour
- 3 ☐ Landlord/family moving in
- 4 ☐ Intention to sell property

Restrictions

- 1 ☐ Cannot evict in first 12 months for sale or moving in
- 2 ☐ Section 21 cannot be used after 1 May 2026

If Tenant Owes Rent

- 1 ☐ Attempt repayment plan first
- 2 ☐ If unresolved, give at least 4 weeks' notice

Serving Notice

- 1 ☐ Use Section 8 notice form
- 2 ☐ State grounds clearly

[Type here]

- 3 ☐ Include supporting evidence
- 4 ☐ Provide correct notice period

Notice Periods

- 1 ☐ Typically 4 months (no fault)
- 2 ☐ May be 2 months in some cases
- 3 ☐ Shorter if tenant is at fault

After Serving Notice

- 1 ☐ Keep proof of service (Form N215 or written record)
- 2 ☐ Tenant may stay during notice period

Court Action

- 1 ☐ Apply if tenant does not leave
- 2 ☐ Section 8 valid for 12 months from service

Student Tenancies (if applicable)

- 1 ☐ Check Ground 4A conditions
- 2 ☐ Ensure correct notice timing

Important Legal Notes

- 1 ☐ Do not evict tenants by force
- 2 ☐ Illegal eviction is a criminal offence

EMPO members have access to FREE 24/7 legal tenancy helpline, should you have any questions about possession, or any other tenancy matter please call. The

[Type here]

number can be found in the [my account](#) section of the EMPO website.