

Notice to Quit

by Landlord of premises let as a dwelling

To: Name and address of tenant(s)

Tenant(s) Name: _____

Tenant(s) Address: _____

_____ Postcode: _____

From: Name and address of landlord

Landlord's Name: _____

Landlord's Address: _____

_____ Postcode: _____

I/we give you NOTICE TO QUIT and deliver up possession to me/them* (*delete as appropriate)

Address of Property to which the tenancy relates:

_____ Postcode: _____

Possession required on: *(insert date)*

Or the day on which a complete period of your tenancy expires next after the end of four weeks from the date of service of this notice.

Dated: *(today's date)* _____

Signed: _____

(please tick) **Landlord** **Joint Landlords** **Landlord's Agent** *(details required below)*

Agent's Name: _____

Agent's Address: _____

_____ Postcode: _____

Important: Please read the notes overleaf carefully



This document is approved by National Landlords Association (NLA)

www.landlords.org.uk

Notes pertaining to

Notice to Quit by Landlord of premises let as a dwelling

1. Notice to quit premises let as a dwelling must be given at least four weeks before it takes effect, and it must be in writing (Protection from Eviction Act 1977, s 5 as amended).
2. Where a notice to quit is given by a Landlord to determine a tenancy of any premises let as a dwelling, the notice must contain this information (The Notices to Quit etc. (Prescribed Information) Regulations 1988).
3. Some tenancies are excluded from this protection: see Protection from Eviction Act 1977, ss 3 A and 5 (1B).

Important Information for Tenant

1. If the Tenant or Licensee does not leave the dwelling, the Landlord or Licensor must obtain an order for possession from the court before the Tenant or Licensee can lawfully be evicted. The landlord or Licensor cannot apply for such an order before the notice to quit or notice to determine has expired.
2. A Tenant or Licensee who does not know if he has any right to remain in possession after a notice to quit or a notice to determine has expired can obtain advice from a solicitor. Help with all or part of the cost of legal advice and assistance may be available under the Legal Aid scheme. Information may also be gained from a Citizens' Advice Bureau, a Housing Aid Centre or a Rent Officer.