

Landlord circumstance grounds

Ground	Mandatory / Discretionary	Notice Period	Information
The landlord wishes to move into the property	Mandatory	2 months	The landlord will need to demonstrate that they, or a close family member, intends to live in the property. The ground cannot be used within the first 6 months of a new tenancy. We will prevent the original landlord marketing and reletting the property for 3 months following the use of this ground.
The landlord wishes to sell the property	Mandatory	2 months	The landlord will need to demonstrate they intend to sell the property. It cannot be used within the first 6 months of a new tenancy unless selling to an acquiring authority in a situation where compulsory purchase could be used. We will prevent the original landlord marketing and reletting the property for 3 months following the use of this ground.
The landlord wishes to demolish or substantially redevelop the property	Mandatory	2 months	The landlord will need to demonstrate that they intend to demolish or make substantial changes to the property that cannot be undertaken with the tenant living in the property. The ground cannot be used within the first 6 months of a new tenancy unless the landlord is an acquiring authority in a situation where compulsory purchase could be used. The ground cannot be used by social landlords unless redevelopment is required by a superior landlord. Private registered providers of social housing will be required to pay reasonable moving costs to tenants when using this ground.
The property has been repossessed by the mortgage lender	Mandatory	2 months	This ground can be used by mortgage lenders who have repossessed a property from a landlord.
A superior landlord requires vacant possession	Mandatory	2 months	Use of the ground is limited to private registered providers of social housing, providers of supported accommodation, and agricultural landlords where a superior lease/tenancy has come to an end and the superior landlord requires vacant possession to fulfil the terms of that lease/tenancy.
Suitable alternative accommodation	Discretionary	2 months	For use where suitable alternative accommodation is available for the tenant. Private registered providers of social housing will be required to pay reasonable moving costs to the tenant.

Tenant fault/ circumstance grounds

Ground	Mandatory / Discretionary	Notice Period	Information
Criminal behaviour & severe anti-social behaviour	Mandatory	2 weeks but a claim can be made to the court immediately	The tenant must have been convicted of one of the of the following: a serious criminal offence as set out in Schedule 2A of the Housing Act 1985; breached an IPNA; a closure order has been served on the property; breached a criminal behaviour order; convicted of causing a noise nuisance
Serious rent arrears	Mandatory	4 weeks	The tenant must be in at least 2 months of rent arrears at the time that notice is served and at the time of the court hearing.
Repeat arrears	Mandatory	4 weeks	The tenant must have been in at least 2 months of rent arrears at least three times in the past 3 years
The tenant was employed by the landlord and that employment has ended	Mandatory	2 months	The tenancy must have been granted as a consequence of the tenant's employment by the landlord and that employment has ended. The landlord must warn the tenant that the ground may be used in the tenancy agreement.
The tenant has stopped meeting the employment criteria (e.g. key worker)	Mandatory	2 months	A social landlord must have granted the tenancy as a consequence of the tenant's employment eligibility (e.g. key workers) and they no longer meet that criteria. The landlord must warn the tenant that the ground may be used in the tenancy agreement.
The tenant has died	Mandatory	2 months	The tenancy has passed on by the will/intestacy following the death of the tenant. Possession proceedings must begin no later than 24 months after the death or, if the court directs, when the landlord first became aware.
No right to rent	Mandatory	2 weeks	For use where at least one (but not all) tenants have no right to rent under immigration law. The court can order that the disqualified tenant's interest is transferred to another tenant.
Anti-social behaviour	Discretionary	2 weeks but the claim can be made to the court immediately	The tenant or anyone living in or visiting the property has been guilty of causing nuisance or annoyance to the landlord or anyone living in, visiting or in the locality of the property, or has been convicted of using the premises for illegal/immoral purposes, or has been convicted of an indictable offense in the locality.
Any rent arrears	Discretionary	4 weeks	The tenant is in any amount of rent arrears both at the time notice is served and on the day of the court hearing.
Persistent late payment of rent	Discretionary	4 weeks	The tenant has persistently delayed paying their rent.
Breach of tenancy	Discretionary	2 weeks	The tenant is guilty of breaching one of the terms of their tenancy agreement.

Deterioration of property	Discretionary	2 weeks	The tenant must be guilty of causing the condition of the property or furniture supplied by the landlord to deteriorate.
Rioting	Discretionary	2 weeks	The tenant or other adult living at the property has been convicted of an indictable offense which took place at a riot anywhere in the UK after 13 May 2014.
False statement	Discretionary	2 weeks	The tenant, or someone acting at their instigation, has induced the tenancy by false statement either knowingly or recklessly.
Domestic abuse	Discretionary	2 weeks	This ground only applies to tenancies granted by PRP's to evict the perpetrator of domestic violence if the partner has fled.