

New section 8 form for landlords

From 1 December 2016 landlords who wish to serve notice on their tenants must use the [new section 8 prescribed form](#).

A section 8 notice to quit or possession notice is required when landlords of an assured shorthold tenancy (AST) wish to obtain a possession order from the court to end a tenancy.

The new form for ending AST reflects the addition of mandatory possession ground 7B, a new ground that landlords may be able to rely upon from the same date if a tenant no longer has the [‘Right to Rent’](#).

The amendment to the prescribed form for section 8 notices coincides with other changes prompted under the ‘Right to Rent’ scheme. However, the new form will need to be used in all cases where the landlord wishes to rely on a section 8 ground for possession, not just in those with a ‘Right to Rent’ facet.

It is essential that all landlords use the new form from 1 December 2016.

A summary of the important developments under the Immigration Act 2016 and their implications will be explored in our next briefing.

If you are a landlord and have any queries, please visit our [residential and mixed use property disputes](#) page.

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