

NOTICE ONLY PACK - PREVIEW

Jurisdiction: Scotland

Notice Type: Section 8 Notice (Fault-Based)

DOCUMENTS INCLUDED:

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| 1. Notice to Leave (PRT) | Page 2 |
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WHAT YOU GET:

- * Court-ready legal documents
- * Professional service instructions
- * Pre-service compliance checklist
- * Next steps guidance
- * Lifetime dashboard access
- * Free regeneration anytime

IMPORTANT: This is a PREVIEW ONLY

Complete purchase (£29.99) to download full unredacted documents.

All documents are editable and can be regenerated anytime.

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NOTICE TO LEAVE

Private Housing (Tenancies) (Scotland) Act 2016

TO THE TENANT(S)

Name: Fiona Tenant

Address: 75 Glasgow Road

Glasgow

G1 1AA

FROM THE LANDLORD

Name: Angus Landlord

Address:

NOTICE TO LEAVE THE PROPERTY

I/We give you notice that I/we require you to leave the property specified above.

Date of this notice:

Earliest date you can be required to leave:

GROUNDS FOR REQUIRING YOU TO LEAVE

I/we are applying to the First-tier Tribunal for Scotland (Housing and Property Chamber) for an eviction order on the following ground(s):

WHAT THIS NOTICE MEANS

This Notice to Leave means that I/we intend to apply to the First-tier Tribunal for Scotland (Housing and Property Chamber) for an eviction order.

You do not have to leave the property when this notice expires. I/we cannot make you leave without obtaining an eviction order from the Tribunal.

However, **you should take this notice seriously** and seek advice immediately.

WHEN CAN EVICTION PROCEEDINGS START?

The earliest date I/we can apply to the Tribunal is: ****

WHAT YOU SHOULD DO NOW

1. Get Advice Immediately

Do not ignore this notice. Contact one or more of the following for free, confidential advice:

Shelter Scotland:

- Website: scotland.shelter.org.uk
- Phone: 0808 800 4444 (Mon-Fri 9am-5pm)

Citizens Advice Scotland:

- Website: www.citizensadvice.org.scot
- Find your local bureau: www.cas.org.uk/bureaux

Local Authority Housing Department:

- Contact your local council's housing options team

Solicitor:

- You may be entitled to legal aid
- Find a solicitor: www.slab.org.uk

2. Check the Notice is Valid

A Notice to Leave must:

- Be in writing
- Be properly served
- Give the correct notice period for the ground(s) stated
- Specify the ground(s) for eviction
- Include sufficient particulars of the ground(s)

If you think the notice is invalid, seek legal advice immediately.

3. Respond to the Grounds

4. Consider Your Options

- **Stay and defend:** You have the right to contest the application at the Tribunal
 - **Negotiate:** Contact me/us to discuss possible solutions
 - **Leave voluntarily:** If you choose to leave, get this in writing to protect your rights
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TRIBUNAL PROCESS

If I/we apply to the Tribunal for an eviction order:

1. **You will receive notice** of the Tribunal application and hearing date
2. **You can submit a response** setting out your position
3. **You can attend the hearing** (in person, by phone, or video)
4. **You can be represented** by a solicitor or other representative
5. **The Tribunal will decide** whether to grant an eviction order

The Tribunal has full discretion on whether to grant eviction, even if the ground is proven.

The Tribunal will consider:

- Whether it is reasonable to grant eviction
- Your personal circumstances
- Availability of alternative accommodation
- Human rights and proportionality

- My/our conduct as landlord
 - All relevant factors
-

HELP WITH RENT AND HOUSING COSTS

YOUR DEPOSIT

At the end of the tenancy, any disputed deductions from your deposit will be resolved through the deposit scheme's dispute resolution service.

IMPORTANT LEGAL INFORMATION

Illegal Eviction

It is a criminal offence for me/us to evict you without a Tribunal eviction order. I/we cannot:

- Change the locks

- Remove your belongings
- Cut off utilities
- Harass you to leave
- Use violence or threats

If you are illegally evicted, contact the police and get legal advice immediately.

Homelessness

If you become homeless, your local council has a duty to assess your situation and may have a duty to provide accommodation.

Apply as homeless before leaving the property. Once you have a valid Notice to Leave, you may be considered at risk of homelessness.

Contact: Homelessness Team

LANDLORD'S DECLARATION

I/We declare that the information in this Notice to Leave is correct to the best of my/our knowledge and belief.

Signed: _____

Name: Angus Landlord

Date:

NOTES FOR LANDLORDS

Service of Notice

This notice must be properly served on the tenant. Methods of service:

1. **Personal service** - handed to the tenant
2. **Postal service** - sent by recorded delivery or registered post
3. **Email** (if tenant agreed to email service in the tenancy agreement)
4. **Deposited** in the property in a sealed envelope addressed to the tenant

Keep proof of service - This will be required for any Tribunal application.

Before Applying to Tribunal

- Ensure notice period has expired
- Ensure you meet all requirements for the ground(s)
- Gather all evidence
- Consider alternative dispute resolution
- Check your landlord registration is current

After Notice Expires

If the tenant does not leave, you must apply to the First-tier Tribunal. You cannot evict without a

Tribunal order.

Application details: www.housingandpropertychamber.scot

END OF NOTICE

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