

NOTICE SEEKING POSSESSION

Notice of Intention to Begin Proceedings for Possession of a Property in England
Let on an Assured Tenancy or an Assured Agricultural Occupancy

Form 3

Housing Act 1988, Section 8 (as amended)

INFORMATION FOR THE TENANT

This notice tells you that your landlord intends to begin proceedings for possession of the property identified in section 2. **You should read it carefully and seek advice about your circumstances as quickly as possible.**

The earliest date on which possession proceedings can begin will depend on the ground(s) on which possession is sought and is given in section 5 of the notice.

If you are worried about this notice, and what you should do about it, take it immediately to **Citizens Advice, a housing advice centre, a law centre or a solicitor.**

If you are a debtor and you are in a 'breathing space', you should inform your debt advisor.

If you believe you are at risk of homelessness as a result of receiving this notice, you should contact your local authority for support.

Free independent advice: Shelterline **0808 800 4444**

<https://www.shelter.org.uk/>

Further information:

<https://www.gov.uk/government/publications/understanding-the-possession-action-process-guidance-for-landlords-and-tenants>

1 To:

Sonia Shezadi

2 Your landlord / licensor intends to apply to the court for an order requiring you to give up possession of:

16 Waterloo Road Pudsey LS28 7PW

3 Your landlord / licensor intends to seek possession on ground(s):

Ground 8 Serious rent arrears (8 weeks/2 months)

in Schedule 2 to the Housing Act 1988 (as amended), which read(s):

Give the full text (as set out in Schedule 2 of the Housing Act 1988 (as amended)) of each ground which is being relied on.

Ground 8 Serious rent arrears (8 weeks/2 months)

Both at the date of the service of the notice under section 8 of this Act relating to the proceedings for possession and at the date of the hearing: (a) if rent is payable weekly or fortnightly, at least eight weeks' rent is unpaid; (b) if rent is payable monthly, at least two months' rent is unpaid; (c) if rent is payable quarterly, at least one quarter's rent is more than three months in arrears; and (d) if rent is payable yearly, at least three months' rent is more than three months in arrears.

(Continue on a separate sheet if necessary.)

4 Give a full explanation of why each ground is being relied on:

Ground 8 Serious rent arrears (8 weeks/2 months)

GROUND PARTICULARS

Rent arrears of £3451.61 are outstanding (approximately 3.5 months' rent): • 14 September 2025 – 13 October 2025: £1000.00 outstanding (due: £1000.00, paid: £0.00) • 14 October 2025 – 13 November 2025: £1000.00 outstanding (due: £1000.00, paid: £0.00) • 14 November 2025 – 13 December 2025: £1000.00 outstanding (due: £1000.00, paid: £0.00) • 14 January 2026 – 27 January 2026: £451.61 outstanding (due: £451.61, paid: £0.00) Total arrears: £3451.61. A detailed schedule of arrears is attached.

(Continue on a separate sheet if necessary.)

5 The court proceedings will not begin earlier than:

10/02/2026

6 If your landlord / licensor does not apply to the court within a given timeframe this notice will lapse. The latest date for court proceedings to begin is **12 months** from the date of service of this notice, subject to any extension in accordance with the Debt Respite Scheme (Breathing Space Moratorium and Mental Health Crisis Moratorium) (England and Wales) Regulations 2020.

7 Name and address of landlord, licensor or landlord's agent

To be completed in full by the landlord, licensor, or, in the case of joint landlords / licensors, at least one of the joint landlords / licensors, or by someone authorised to give notice on the landlord's / licensor's behalf.

SIGNED

NAME

Tariq Mohammed

ADDRESS

35 Woodhall Park Avenue
Pudsey
LS28 7HF

TELEPHONE

SIGNED

NAME

ADDRESS

TELEPHONE

Capacity (please tick):

☐ Landlord / Licensor ☐ Joint landlord(s) / Licensor(s) ☐ Landlord's / Licensor's agent

Date: 27/01/2026