

# IN THE COUNTY COURT

Claim No:

**Alex Landlord**

CLAIMANT

*- and -*

**Tina Tenant**

DEFENDANT

## WITNESS STATEMENT OF ALEX LANDLORD

I, **Alex Landlord**, of **1 High Street London SW1A1A1**, will say as follows:

### 1 INTRODUCTION

1.1 I am the claimant in these proceedings and the landlord of the property at **2 Low Road London SW1A2BB** ("the Property").

1.2 I make this statement in support of my claim for possession under Section 21 of the Housing Act 1988.

1.3 The facts stated in this witness statement are within my own knowledge and are true.

### 2 THE TENANCY

2.1 The defendant entered into an Assured Shorthold Tenancy of the Property on **1 February 2025**.

2.2 The tenancy agreement was signed on 1 February 2025.

2.3 The tenancy is an Assured Shorthold Tenancy within the meaning of Chapter II of Part I of the Housing Act 1988.

2.4 The tenancy continues as a periodic tenancy on a monthly basis.

### 3 SECTION 21 NOTICE

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3.1 I served a valid Section 21 notice (Form 6A) on the defendant on **7 February 2026**.

3.2 The notice was served by **First class post**.

3.3 The notice required possession of the Property on or after **1 May 2026**.

3.4 A copy of the notice is attached to the claim form at Tab B.

3.5 The notice period given was at least two months, as required by Section 21(1) of the Housing Act 1988.

3.7 The defendant has not vacated the Property despite the notice period having expired.

### 4 STATUTORY COMPLIANCE

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4.1 I confirm that I have complied with all statutory requirements for the service of a valid Section 21 notice. Specifically:

Requirement	Status	Date/Details
<b>Deposit Protection</b> Housing Act 2004, s.213	Protected with TDS	Protected on 01/02/2025
<b>Prescribed Information</b> Housing (Tenancy Deposits) Regulations	Provided to defendant	Within 30 days of receiving deposit
<b>Gas Safety Certificate (CP12)</b> Gas Safety Regulations 1998	Provided to defendant	Before occupation and annually
<b>Energy Performance Certificate</b> Energy Performance Regulations	Provided to defendant	At or before tenancy start
<b>How to Rent Guide</b> Deregulation Act 2015	Current version provided	At or before tenancy start
<b>Tenant Fees Act 2019</b>	No prohibited payments taken	Fully compliant

4.2 Copies of the relevant certificates are attached to the claim form at Tabs E, F, G, and H.

## **5 ASSURED SHORTHOLD TENANCY CONFIRMATION**

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5.1 I confirm that:

- (a) The tenancy was created on or after 28 February 1997;
- (b) No notice was given to the defendant stating that the tenancy is not an assured shorthold tenancy;
- (c) The tenancy agreement does not contain a provision stating it is not an assured shorthold tenancy;
- (d) The defendant is not an agricultural worker occupying the Property as part of their employment;
- (e) The tenancy did not arise on the death of a tenant under a Rent Act protected tenancy;
- (f) The tenancy was not formerly a secure tenancy; and
- (g) The tenancy was not granted under Schedule 10 to the Local Government and Housing Act 1989.

5.2 Accordingly, the tenancy is an assured shorthold tenancy and the accelerated possession procedure under CPR Part 55 applies.

## **6 CONCLUSION**

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6.1 The Section 21 notice served on the defendant was valid and has expired.

6.2 The defendant has not vacated the Property.

6.3 I respectfully ask the court to make an order for possession of the Property.

### **STATEMENT OF TRUTH**

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

**Signed:**

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Alex Landlord

**Dated:**

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7 February 2026

## **IMPORTANT NOTES**

1. This witness statement must be signed and dated before submission to court.
2. For accelerated possession, a witness statement is optional but recommended.
3. If a hearing is required, you may be called to give oral evidence. Ensure all facts are accurate.
4. Keep the original signed copy. Submit copies to the court.
5. Do not alter this statement after signing. Create a supplemental statement if needed.

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**Generated:** 7 February 2026

**Landlord Heaven** | Section 21 Witness Statement