



England

Wales

Scotland

N. Ireland

How do I serve an eviction notice to my tenant?



To serve an eviction notice to your tenant in England, you need to follow specific procedures depending on the grounds for eviction. Here's a structured approach:

### 1. Determine the Type of Notice:

**Section 21 Notice:** For no-fault evictions (typically at the end of a fixed-term tenancy).

**Section 8 Notice:** If you have specific grounds for eviction, such as rent arrears or breach of tenancy conditions.

### 2. Prepare the Notice:

Ensure the notice includes the correct information, such as the tenant's name, address, and the date the notice is served.

For Section 21, you must use the prescribed form (Form

Ask a follow-up question...

Send

For guidance only - not legal advice. [Terms apply](#)

Free UK Landlord Advice

**Your Questions, Answered**



## England

Section 21 & 8, ASTs, MCOL



## Wales

Renting Homes Act, Section 173



## Scotland

PRT, Notice to Leave, FTT



## N. Ireland

Notice to Quit, rent recovery



## Take Action



### Create a legally valid tenancy agreement

Generate a compliant tenancy agreement for your rental property.



### Claim rent arrears through the county court (England)

Recover unpaid rent and tenant debts via MCOL.



## Popular Questions We Help With

- How do I evict a tenant who is not paying rent?
- How do I recover rent arrears through the courts?
- Is my tenancy agreement legally compliant?
- Which eviction notice should I use?
- What notice period do I need to give my tenant?
- How does eviction work in Scotland with the PRT?

## Related Tools & Guides

### How to Evict a Tenant

Complete UK guide

### Section 21 Checker

Check notice validity

### Section 8 Checker

### Claim Unpaid Rent



TENANCY AGREEMENT

AST & PRT templates

RENT ARREARS LETTER

Demand letter template

## ► Landlord Compliance Help

- ⌚ **For general information only.** This page provides educational content about UK landlord law and is not legal advice. Laws vary by jurisdiction and change over time. For advice specific to your situation, consult a qualified solicitor.

# Frequently Asked Questions

## How does Ask Heaven help with eviction notices?



It explains whether Section 21, Section 8 (England), Section 173 (Wales), or Notice to Leave (Scotland) fits your situation and links you to the right generator.

## Can it advise on rent arrears and repayment plans?



## Does Ask Heaven cover tenancy agreements?



## Will it warn me about illegal eviction risks?



## Which jurisdictions does Ask Heaven cover?



## Can I generate documents from Ask Heaven?



Court-ready legal documents for UK landlords.



### Products

Complete Eviction Pack

Notice Only Pack

Money Claim Pack

Ask Heaven AI

Pricing

### Landlord Guides

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Wales Guides

N. Ireland Guides

UK-Wide Guides

### Tools & Templates

Free Tools

Document Validators

Section 21 Template

Section 8 Template

Tenancy Agreement Template

### Tenancy Agreements

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