

# NOTICE ONLY PACK - PREVIEW

Jurisdiction: Scotland

Notice Type: Section 8 Notice (Fault-Based)

## DOCUMENTS INCLUDED:

1. Notice to Leave (PRT)

Page 2

## 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**

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**TO THE TENANT(S)**

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**Name:** Fiona Tenant

**Address:** 75 Glasgow Road  
Glasgow  
G1 1AA

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**FROM THE LANDLORD**

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**Name:** Angus Landlord

**Address:**

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## **NOTICE TO LEAVE THE PROPERTY**

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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:**

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## **GROUND(S) FOR REQUIRING YOU TO LEAVE**

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

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## WHAT THIS NOTICE MEANS

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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.

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## WHEN CAN EVICTION PROCEEDINGS START?

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

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## WHAT YOU SHOULD DO NOW

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### 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](http://scotland.shelter.org.uk)
- Phone: 0808 800 4444 (Mon-Fri 9am-5pm)

**Citizens Advice Scotland:**

- Website: [www.citizensadvice.org.scot](http://www.citizensadvice.org.scot)
- Find your local bureau: [www.cas.org.uk/bureaux](http://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](http://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

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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

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## HELP WITH RENT AND HOUSING COSTS

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## YOUR DEPOSIT

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

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## IMPORTANT LEGAL INFORMATION

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### 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

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## **LANDLORD'S DECLARATION**

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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:**

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## **NOTES FOR LANDLORDS**

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### **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](http://www.housingandpropertychamber.scot)

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**END OF NOTICE**

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