

NOTICE ONLY PACK - PREVIEW

Jurisdiction: England

Notice Type: Section 21 Notice (No-Fault) - England

DOCUMENTS INCLUDED:

1. Section 21 Notice (Form 6A)	Page 2
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3. Compliance Checklist	Page 7
4. Next Steps Guide	Page 9

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.

Form 6A

Notice seeking possession of a property let on an Assured Shorthold Tenancy

Housing Act 1988 section 21(1) and (4) as amended by section 194 and paragraph 103 of Schedule 11 to the Local Government and Housing Act 1989 and section 98(2) and (3) of the Housing Act 1996

IMPORTANT NOTES FOR LANDLORDS

Please write clearly in black ink or type. If this form is completed incorrectly or the information is incomplete, it may not be valid. **Before completing this form:** - Make sure the property meets all legal requirements for an Assured Shorthold Tenancy (AST) - Check that you have complied with all legal obligations (deposit protection, gas safety, EPC, etc.) - Ensure you are not serving this notice in retaliation for a legitimate complaint **This form must be used for all:** - Assured Shorthold Tenancies created on or after 1 October 2015 - Periodic tenancies which started before 1 October 2015 if they have been served a section 21 notice on or after 1 October 2015 **You cannot use this form if:** - The tenancy started before 1 October 2015 AND it is a fixed-term tenancy (use Form 3 instead) - You have not met all your legal obligations as a landlord

To: (Name(s) of tenant(s)/licensee(s))

Bob Tenant

Of: (Address of premises)

****321 Renter Lane Manchester M2 3PQ****

From: (Name(s) of landlord(s)/licensor(s))

Sarah Landlord

Address(es) of landlord(s)/licensor(s)

****789 Owner Avenue Manchester M1 1AD****

1. THIS IS A NOTICE TO YOU THAT I/WE REQUIRE POSSESSION OF:

321 Renter Lane Manchester M2 3PQ by: **30 December 2025**

2. This notice is given under section 21(4) of the Housing Act 1988.

You must leave the property on or before the date shown in section 1 above. I/we can only give you this notice to leave after your fixed-term tenancy has ended or if you never had a fixed-term tenancy. The date given above is at least two months after the date this notice is given to you, and, if applicable: Is the first anniversary of the start of your original tenancy or the first anniversary of the start of a subsequent tenancy, if you have been given a new tenancy in the last year Is the first anniversary of the start of your original tenancy or the first anniversary of the start of a subsequent tenancy, if you have been given a new tenancy in the last year Your tenancy started on: **2020-06-01** The first anniversary is: ****

3. INFORMATION ABOUT TENANCY DEPOSIT SCHEMES

If you paid a tenancy deposit to your landlord on or after 6 April 2007 they must have protected the deposit in a tenancy deposit scheme (sometimes called a "TDP scheme"). The landlord must also have given you "prescribed information" about the deposit and the scheme protecting it. **No deposit was paid for this tenancy.** If you have any questions about whether your deposit has been protected, please contact your landlord. The prescribed information that landlords must give to tenants about their deposit can be found at: www.gov.uk **Tenancy deposit protection schemes** There are three tenancy deposit protection schemes: 1. **Deposit Protection Service (DPS)** - Website: www.depositprotection.com - Telephone: 0330 303 0030 - Email: help@depositprotection.com 2. **MyDeposits** - Website: www.mydeposits.co.uk - Telephone: 0333 321 9401 - Email: info@mydeposits.co.uk 3. **Tenancy Deposit Scheme (TDS)** - Website: www.tenancydepositscheme.com - Telephone: 0300 037 1000 - Email: deposits@tds.gb.com

4. INFORMATION FOR LANDLORDS: GROUNDS FOR POSSESSION

After the date shown in section 1, court proceedings can be brought (without further notice) to recover possession of the property under section 21 (1) or (4) of the Housing Act 1988. **Important notes:** - This form must be served at least two months before the date for possession - The date for possession cannot be earlier than the end of any fixed term - The notice cannot be served during the first four months of the tenancy (calculated from the date the tenancy started, even if it has since become a periodic tenancy) - All legal requirements must be met for this notice to be valid

Legal requirements checklist:

Before serving this notice, ensure you have complied with ALL of the following (if applicable): Deposit protected in government-approved scheme (if deposit taken) Prescribed information given to tenant within 30 days Gas Safety Certificate provided at start and annually (if gas appliances) Energy Performance Certificate (EPC) provided (minimum rating E) How to Rent guide provided (latest version at start of tenancy) Property properly licensed (if HMO or selective licensing area) No prohibited fees charged (Tenant Fees Act 2019) Not served within 6 months of tenant requesting repairs or complaining to council Not served in first 4 months of tenancy Electrical safety inspection carried out (if tenancy started after 1 June 2020)

IMPORTANT: If you have NOT complied with all applicable requirements, this notice will be INVALID and the court will not grant possession.

5. INFORMATION FOR TENANTS: WHAT TO DO IF YOU RECEIVE THIS NOTICE

This notice requires you to give up possession of your home

It is very important that you read this notice carefully and take appropriate action. If you need help or advice, contact any of the organisations listed below.

What this notice means

Your landlord is giving you notice that they want you to leave the property. You must leave by 30 December 2025, which is at least two months from when you receive this notice. Your landlord does not have to give you a reason for asking you to leave.

What you need to do

Do not ignore this notice. If you do not leave by the date given, your landlord can start court proceedings to evict you. You will then have to pay additional costs. **1. Consider your options:** - Do you want to leave? If so, start looking for alternative accommodation now - Do you want to stay? If so, speak to your landlord - they may agree to extend your tenancy - Are you having trouble finding somewhere else to live? Contact your local council's housing department for help **2. Check if the notice is valid:** This notice may not be valid if your landlord has not: - Protected your deposit in a tenancy deposit scheme (if you paid a deposit) - Given you the prescribed information about your deposit - Provided you with a Gas Safety Certificate (if there are gas appliances) - Provided you with an Energy Performance Certificate (EPC) with a rating of at least E - Provided you with the How to Rent guide (latest version) - Properly licensed the property (if it's an HMO or in a selective licensing area) - The notice was served during the first 4 months of your tenancy - The

notice was served within 6 months of you requesting repairs or complaining to the council about the property **If you think the notice might not be valid, seek legal advice immediately.** **3. Respond to your landlord:** - Contact your landlord to discuss the notice - Confirm receipt of the notice in writing - Ask for clarification on anything you don't understand - If you believe the notice is invalid, tell your landlord why **4. Apply to your local council as homeless or threatened with homelessness:** Your local council has a duty to help prevent homelessness. Contact them as soon as possible, ideally before the date given in this notice. They can: - Give you advice on your housing options - Help you find alternative accommodation - Make a homelessness application (if eligible) - Provide temporary accommodation (if you qualify) **Do not wait until you are evicted** - it is harder to get help if you have actually been evicted. **5. Seek legal advice:** Free legal advice is available from: **Citizens Advice:** - Website: www.citizensadvice.org.uk - Phone: 0808 223 1133 (England) / 0808 223 1144 (Wales) **Shelter (Housing Charity):** - Website: www.shelter.org.uk - Phone: 0808 800 4444 - Emergency helpline (if threatened with homelessness within 48 hours): 0808 800 4444 **Law Centres Network:** - Website: www.lawcentres.org.uk **Legal Aid:** - Check if you qualify for free legal aid at: www.gov.uk/legal-aid **Local solicitors:** - Many solicitors offer a free initial consultation

What happens next

If you leave voluntarily: - Arrange an exit inspection with your landlord - Return all keys - Leave the property clean and in good condition - Take meter readings - Provide a forwarding address for your deposit return **If you do not leave:** Your landlord can apply to the court for a possession order. The court will: - Send you a court summons - Set a date for a hearing - Allow you to present your case At the hearing, if the landlord has met all legal requirements, the court will normally grant possession. The court may give you additional time (usually 14-42 days) to leave. If you still don't leave after a court order, your landlord can apply for bailiffs to evict you. This will add significant costs to the amount you owe.

Help with housing costs

If you are on a low income, you may be entitled to: **Universal Credit (including help with housing costs):** - Apply at: www.gov.uk/universal-credit **Housing Benefit:** - Contact your local council **Discretionary Housing Payment:** - Contact your local council for extra help with housing costs

Illegal eviction

Your landlord CANNOT: - Force you to leave without a court order - Change the locks - Remove your belongings - Harass or threaten you - Cut off utilities **This is illegal and is a criminal offence.** If your landlord does any of these things, call the police immediately and contact Shelter or Citizens Advice.

Your rights

You have the right to:

- Stay in the property until the date in this notice (or longer if the court orders)
- Defend any court proceedings
- Be represented at court (free legal aid may be available)
- Apply to suspend or delay any possession order
- Claim compensation if your landlord has not protected your deposit

6. DECLARATION BY LANDLORD

I/We declare that:

- I/we have read and understood the notes in section 4 above
- I/we have complied with all legal requirements
- The information given in this notice is correct to the best of my/our knowledge and belief
- I/we will not unlawfully evict or harass the tenant(s)
-

WARNING: Not all compliance requirements have been confirmed as met **Signed (Landlord):**

Name: Sarah Landlord Date: 2025-12-16

7. HOW TO SERVE THIS NOTICE

This notice must be served on the tenant(s) correctly:

Options for service:

1. **Personal service** - Hand the notice to the tenant personally
2. **Leaving at property** - Leave it in a sealed, addressed envelope at the property
3. **First class post** - Send by first class post to the tenant's last known address
4. **Email** - ONLY if the tenancy agreement specifically allows service by email

Important:

- Keep proof of service (certificate of posting, signed receipt, witness statement)
- The notice period begins from the date the notice is served, not the date it is prepared
- If sending by post, allow extra time for delivery

8. NOTES

⚠ PREVIEW DOCUMENT - NOT VALID FOR LEGAL USE This is a preview generated by Landlord Heaven. A final, legally valid Form 6A will be provided upon payment. This preview is for checking purposes only and should not be served on the tenant.

LEGAL DISCLAIMER

END OF FORM 6A

Service Instructions for Section 21 Notice

Property: , ,

Tenant:

Notice Type: Section 21

Service Date: 16/12/2025

Expiry Date: 30/12/2025

⚠ CRITICAL: You must serve this notice correctly or it will be invalid. Incorrect service is the most common reason for court rejection.

How to Serve This Notice

Under the Housing Act 1988, you have several options for serving the notice. Choose the method that gives you the best evidence of service.

RECOMMENDED METHOD: Hand Delivery

- **Hand-deliver through the letterbox at**
- **Date:** Deliver on or after 16/12/2025
- **Witness:** Take a witness with you who can confirm delivery
- **Evidence:** Take a photo of the letterbox with the notice visible (or being pushed through)
- **Time:** Note the exact time of delivery
- **Witness Statement:** Get your witness to sign a statement confirming what they saw

✓ **Why this is best:** Clear evidence of when and where the notice was delivered. If the tenant denies receiving it, you have photographic proof and witness testimony.

Alternative Method 1: First Class Post

- **Send via Royal Mail First Class post**
- **Keep proof of postage receipt** (Royal Mail will provide this when you post)
- **Deemed served:** Notice is deemed served 2 days after posting (excluding Sundays and bank holidays)
- **Safety margin:** Add 2-3 extra days to your notice period if using this method

 **Note:** First class post is legally acceptable, but provides less certainty than hand delivery. The tenant can claim they never received it, and you'll only have proof of posting, not receipt.

Alternative Method 2: Recorded Delivery

- **Send via Royal Mail Recorded Delivery**
- **Tracking:** You'll receive a tracking number
- **Proof of delivery:** Royal Mail provides proof when it's delivered
- **Signature required:** Someone must sign for it

⚠ **Risk:** If the tenant refuses to sign or doesn't answer the door, the notice may not be deemed served. Use this method only if you're confident the tenant will accept it.

✖ **NOT RECOMMENDED: Email or Text**

- **Do NOT email or text the notice** unless your tenancy agreement specifically allows electronic service
- Most tenancy agreements do NOT allow electronic service
- If you email/text and the tenancy doesn't allow it, your notice is invalid
- You'll waste time and money and have to start again

Evidence You Must Keep

If you go to court, you must **prove you served the notice correctly**. The court will ask for evidence. Keep the following:

Service Evidence Checklist:

- ✓ Photo of notice being delivered (letterbox shot with notice visible)
- ✓ Witness statement (name, address, what they saw, signature)
- ✓ Proof of postage (if posted)
- ✓ Recorded delivery receipt (if used)
- ✓ Copy of the notice you served (this exact document)
- ✓ Date and time of service (written down immediately)
- ✓ Any correspondence with tenant acknowledging receipt

Witness Statement Template:

"I, [Witness Name], of [Witness Address], confirm that on [Date] at [Time], I witnessed [Your Name] hand-deliver a notice through the letterbox at [Property Address]. The notice was fully inserted into the letterbox and dropped inside the property. [Signature] [Date]"

What Happens After Service?

Waiting Period

After serving the notice, you must wait until the expiry date: **30/12/2025**

- The tenant does NOT have to leave immediately
- They have until the expiry date to leave voluntarily
- During this period, they should continue paying rent
- You cannot change the locks or force them out (this is illegal)

If They Leave Voluntarily

If the tenant leaves before or on the expiry date:

- ✓ Great! You've avoided court proceedings
- ✓ Do a final inspection with them present (if possible)

- ✓ Complete the check-out inventory
- ✓ Return their deposit within 10 days (if protected)
- ✓ Settle any disputes about deductions

If They Don't Leave

If the tenant is still in the property after **30/12/2025**:

- **DO NOT** change the locks (illegal eviction - you could face criminal charges)
- **DO NOT** remove their belongings (illegal)
- **DO NOT** harass them or cut off utilities (illegal)
- **DO** apply to court for a possession order

⚠ Court Application: You'll need to use Form N5 (standard possession claim) or Form N5B (accelerated procedure for Section 21 only). If you purchased the Complete Pack, these forms are included. Otherwise, you'll need to upgrade or obtain them separately.

Common Mistakes to Avoid

- **✗** Serving the notice too early (before arrears reach required level for your ground)
- **✗** Getting the expiry date wrong (too short or not aligned with rent period)
- **✗** Not keeping evidence of service
- **✗** Serving by email when the tenancy doesn't allow it
- **✗** Changing locks before getting a court order (illegal eviction)
- **✗** Not protecting the deposit before serving Section 21
- **✗** Missing compliance requirements (gas cert, EPC, How to Rent, etc.)

Legal Basis

Service Requirements: Housing Act 1988, Section 8 or Section 21 (depending on your notice type)

Proof of Service: Civil Procedure Rules, Part 6

Illegal Eviction: Protection from Eviction Act 1977

Important: This is guidance only and does not constitute legal advice. If you're unsure about any step, consult a solicitor or legal advisor.

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Compliance Checklist - Pre-Service Checks

✓ Pre-Service Compliance Check

Complete this checklist BEFORE serving your notice. Missing any of these requirements could invalidate your notice and waste months of time and court fees.

Property: ,

Tenancy Start Date:

Notice Type: Section 21 (No-Fault)

Critical Compliance Requirements

1. Deposit Protection

X NOT COMPLIANT - BLOCKS SECTION 21

⚠ CRITICAL ISSUE: Section 21 notices are INVALID if the deposit is not protected in an approved scheme (DPS, TDS, or MyDeposits). You MUST:

- Protect the deposit in an approved scheme IMMEDIATELY
- Serve prescribed information to the tenant within 30 days of protection
- Wait 6 months before serving Section 21 (or use Section 8 instead)

Evidence Required:

- Certificate of deposit protection from scheme
- Copy of prescribed information served to tenant
- Proof of service (email or letter with proof of posting)

2. Gas Safety Certificate

X NOT COMPLIANT - BLOCKS SECTION 21

 **CRITICAL ISSUE:** Section 21 notices are INVALID if you haven't provided a current gas safety certificate. You MUST:

- Arrange a Gas Safe registered engineer inspection
- Obtain a valid gas safety certificate (valid for 12 months)
- Serve a copy to the tenant
- Keep evidence of service

Evidence Required:

- Copy of gas safety certificate (issued within last 12 months)
- Proof you served it to the tenant (email or letter with proof of posting)

3. Energy Performance Certificate (EPC)

X NOT COMPLIANT - BLOCKS SECTION 21

 **CRITICAL ISSUE:** Section 21 notices are INVALID if you haven't provided a valid EPC. You MUST:

- Arrange an EPC assessment (valid for 10 years)
- Ensure rating is at least E (F and G are illegal)
- Serve a copy to the tenant

Evidence Required:

- Copy of valid EPC (issued within last 10 years)
- Proof you served it to the tenant

4. "How to Rent" Guide

X NOT PROVIDED - BLOCKS SECTION 21

 **CRITICAL ISSUE:** Section 21 notices are INVALID if you haven't provided the government's "How to Rent" guide. You MUST:

- Download the latest version from gov.uk
- Serve it to the tenant (email or hand delivery)
- Keep proof of service

Evidence Required:

- Copy of the How to Rent guide (version given to tenant)
- Proof of service (email or letter with proof of posting)

Pre-Service Checklist Summary

Before serving your Section 21 notice, confirm:

Deposit is protected (and prescribed info served) **(REQUIRED for Section 21)**

Gas safety certificate is current and served **(REQUIRED for Section 21)**

EPC is valid (rating E or above) and served **(REQUIRED for Section 21)**

"How to Rent" guide was served **(REQUIRED for Section 21)**

All evidence of service is saved and accessible

Tenancy agreement is signed and valid

Notice is filled out correctly with accurate dates

⚠ FINAL CHECK: If ANY of the above requirements are not met for Section 21, DO NOT serve the notice. It will be invalid and you'll waste time and court fees. Either fix the compliance issues first, or use Section 8 instead (which has fewer compliance requirements).

Legal Basis: Housing Act 1988, Housing Act 2004 (HMOs), Energy Efficiency Regulations 2015, Tenancy Deposit Protection Regulations 2007

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Next Steps Guide - After Serving Your Notice

Notice Type: Section 21 (No-Fault Eviction)

Service Date: 16/12/2025

Notice Expiry Date: 30/12/2025

Property: ,

i What Happens Next: You've served your notice. Now you wait until the expiry date. If the tenant doesn't leave voluntarily, you'll need to apply to court for a possession order. This guide explains the complete timeline and process.

Complete Timeline

NOW → 30/12/2025: Waiting period. Tenant should leave voluntarily.

30/12/2025: Notice expiry date. Tenant should vacate by end of this day.

Day After Expiry: If tenant hasn't left, you can apply to court (do NOT change locks).

2-3 Weeks Later: Court hearing date set.

4-8 Weeks Later: Court hearing. Judge makes decision.

2 Weeks After Hearing: If possession granted, tenant gets 14 days to leave (or 28 days if judge extends).

If Still There: Apply for bailiff warrant (£130 fee). Bailiff evicts tenant.

Total Timeline Estimate: 8-16 weeks from notice expiry to tenant physically removed (if they don't leave voluntarily).

Scenario 1: Tenant Leaves Voluntarily ✓

Best Case Scenario: The tenant leaves on or before 30/12/2025. You avoid court proceedings, save money, and regain possession quickly.

What to Do:

- **Arrange final inspection:** Schedule with tenant if possible (gives them chance to clean/repair)
- **Check inventory:** Compare move-out condition to move-in inventory
- **Take photos:** Document property condition thoroughly
- **Collect keys:** Get all keys, fobs, garage remotes, etc.
- **Check utilities:** Take final meter readings, close accounts if in your name
- **Return deposit:** Within 10 days if deposit protected, or immediately if not
- **Handle deductions:** If deducting for damages, follow deposit scheme dispute process

⚠ Deposit Deductions: You can only deduct for legitimate damages or unpaid rent. Normal wear and tear is NOT deductible. If you make unfair deductions, the tenant can challenge you through the deposit scheme and you could lose.

Scenario 2: Tenant Doesn't Leave

⚠ CRITICAL: If the tenant is still in the property after 30/12/2025, DO NOT change the locks, remove their belongings, or cut off utilities. This is illegal eviction and you could face criminal charges, fines up to £50,000, and the tenant could sue you for damages.

What to Do Instead:

You MUST apply to court for a possession order. Here's how:

Step 1: Choose Your Court Form

Section 21 - Two Options:

- **Option A: Accelerated Procedure (Form N5B)** - Faster, no hearing, but stricter requirements.
Best if all compliance perfect.
- **Option B: Standard Procedure (Form N5)** - Slower, requires hearing, but more flexible. Use if unsure about compliance.

Recommended: Try accelerated procedure first (Form N5B). If court rejects it due to compliance issues, you can re-apply using standard procedure (Form N5).

Step 2: Gather Required Documents

You'll need to submit the following with your court application:

- ✓ Completed court form (N5 or N5B)
- ✓ Copy of tenancy agreement
- ✓ Copy of the notice you served (Section 8 or Section 21)
- ✓ Proof of service (photos, witness statement, recorded delivery receipt)
- ✓ Rent account showing arrears (if Section 8 for rent arrears)
- ✓ Deposit protection certificate
- ✓ Proof you served prescribed information
- ✓ Copy of gas safety certificate
- ✓ Copy of EPC
- ✓ Proof you served "How to Rent" guide
- ✓ Any other evidence supporting your claim

Step 3: Pay Court Fees

Court Fees (England & Wales):

Item	Cost
Possession claim (Form N5)	£355
Accelerated procedure (Form N5B)	£355
Bailiff warrant (if needed later)	£130
Total Estimate	£355 - £485

Note: You can claim these fees back from the tenant if you win, but actually collecting them may be difficult if they have no money.

Step 4: Submit to Court

- **Online:** Some courts accept online submissions via HMCTS portal
- **Post:** Send to your local county court (find via gov.uk/find-court-tribunal)
- **In Person:** Hand deliver to court office during business hours

Processing Time: Court will usually acknowledge within 2-5 working days and set a hearing date within 4-8 weeks.

Step 5: Prepare for Court Hearing

Your hearing will be scheduled 4-8 weeks after application. You MUST attend (or have a representative attend).

What to Bring to Hearing:

- ✓ All evidence (original documents + 3 copies)

- ✓ Witness statements (if applicable)
- ✓ Photos of property damage (if claiming for that)
- ✓ Rent account ledger showing arrears
- ✓ Copy of notice and proof of service
- ✓ Any correspondence with tenant

What Happens at Hearing:

1. Judge reviews your evidence
2. Tenant can defend (rare, but they might claim you didn't serve properly or notice invalid)
3. Judge asks questions
4. Judge makes decision (usually same day)

Success Rate: If you've followed all steps correctly and have proper evidence, possession is usually granted.

Step 6: After Possession Order Granted

If judge grants possession, the tenant gets:

- **14 days to leave** (standard)
- **28 days to leave** (if judge grants extended time due to hardship)
- **42 days maximum** (in exceptional circumstances)

 **Still Can't Force Them Out:** Even with a possession order, you still can't change locks or force the tenant out yourself. If they don't leave by the court-ordered date, proceed to Step 7.

Step 7: Apply for Bailiff Warrant (If Needed)

If tenant still hasn't left after the possession order deadline:

- **Fill in Form N325:** Request for bailiff warrant
- **Pay £130 fee**
- **Submit to court**

- **Wait 2-4 weeks:** Bailiff appointment scheduled
- **Eviction Day:** County court bailiff physically removes tenant and their belongings

i Bailiff Eviction: Only a county court bailiff can physically evict someone. They will attend the property, remove the tenant and possessions, change the locks, and hand keys to you. The tenant's belongings are typically left on the street (unless weather is very bad, in which case they may be stored for a short period).

Costs Summary

PREVIEW - Complete Purchase (E29.95)

Stage	Cost	Timeline
Notice Only Pack	£29.99	Immediate
Serve notice & wait	£0	2-8 weeks (depending on ground)
Court application (N5/N5B)	£355	4-8 weeks to hearing
Bailiff warrant (if needed)	£130	2-4 weeks to eviction
Total (if tenant doesn't leave)	£514.99	8-20 weeks total

Can you claim costs back? Yes, you can request the court orders the tenant to pay your costs. However, actually collecting is difficult if they have no money. Don't rely on recovering costs.

Upgrade to Complete Pack

Need Court Forms?

If your tenant doesn't leave voluntarily, you'll need court forms (N5, N5B, N119) and additional documents (witness statements, particulars of claim, etc.).

Complete Pack Includes:

- ✓ Everything in Notice Only Pack
- ✓ N5 claim form (pre-filled)
- ✓ N5B accelerated procedure form (pre-filled, Section 21 only)
- ✓ N119 particulars of claim
- ✓ Witness statement template
- ✓ Evidence checklist for court
- ✓ Hearing preparation guide

Price: £79.99 (save time and ensure court-ready documents)

Key Reminders

- ✓ **Never illegally evict:** No changing locks, removing belongings, or cutting utilities
- ✓ **Keep all evidence:** Photos, receipts, correspondence, proof of service
- ✓ **Attend all court hearings:** Failure to attend usually means automatic loss
- ✓ **Follow court timelines:** Miss a deadline and you may have to start over
- ✓ **Be professional:** Don't argue with tenant, let court handle it
- ✓ **Document everything:** Assume you'll need to prove everything in court

Legal Basis: Housing Act 1988, Civil Procedure Rules, Protection from Eviction Act 1977

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Support: For questions or assistance, visit our help center or contact support.