

I Have a Residential Tenant in Occupation of My Property Under an Assured Shorthold Tenancy. I Need to Remove Them From the Premises

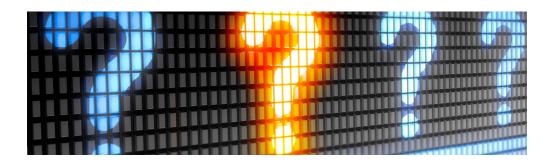
Now What?

Was the tenancy granted on or after 1 October 2015?	
Was the tenancy granted for a fixed term and, if yes, has the fixed term now expired?	
Are you a privately registered provider of social housing?	
If the tenancy was granted on or after 1 October 2015, have you previously provided the tenant with an EPC, a gas safety certificate and a copy of "How to rent: The checklist for renting in England?"?	
Have you registered any deposit with a tenancy deposit scheme and provided the tenant with information regarding the scheme?	
Has the tenant made any written complaint to you (or your agent) about the condition of the property?	
Has the local authority served any notices upon you regarding the state and condition of the property?	
Seek legal advice on the validity of the section 21 notice under the relevant housing legislation.	

If you would like to discuss any issues raised by this alert or break options generally, please do not hesitate to contact a member of our Real Estate Litigation team.

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