

# Section 21 notices



**What is a section 21 notice and what to do if you get one from your landlord.**



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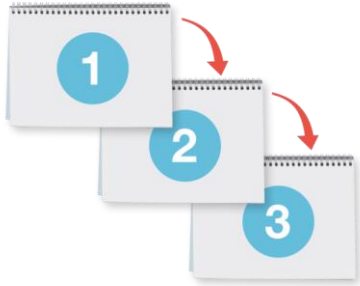
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# What is a section 21 notice?



A section 21 notice is a legal document used by private landlords, letting agents or housing associations.



They use it to tell you that they want you to move out of your house, flat or room.



This is also called an **eviction notice**, a notice to quit, or a notice seeking possession.



Section 21 notices are **no fault** eviction notices. If you get one, it does not mean you have done something wrong.



This notice means your landlord does not have to explain why they want you to move out.



They might use it because they want to move in to or sell the property.



Section 21 notices can only be used in some cases, for example if you have a certain type of tenancy.

# What happens if I get a section 21 notice?



You might feel very worried if you get a section 21 notice.



However, you don't have to move out of your house straight away.

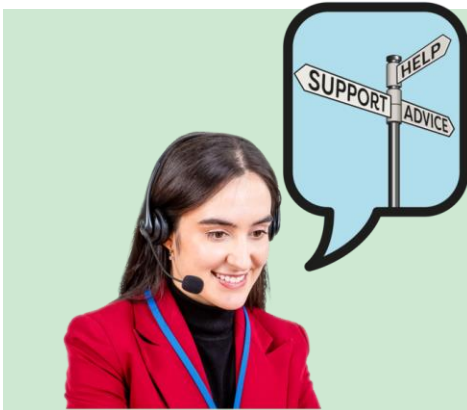


Your landlord must tell you at least 2 months before they want you to move out. This is called the **notice period**.



If you get a notice, it is really important to get advice from a professional as soon as you can.

# What to do if you get a section 21 notice



If your landlord gives you a section 21 notice or any other kind of notice, get help from a professional to work out what to do next.



You can ask your support worker for help.



Or you can get advice from organisations like your local Shelter or Citizens Advice office.



Tell them about your situation and show them any paperwork your landlord has given you.



This will include things like your tenancy agreement. This is the document you sign when you move into a new home.



They will help you to check that your landlord has followed the rules correctly. This can include:



Checking your landlord gave you all the right documents when you moved in, for example the gas safety certificate.



Checking that all the information in the notice is correct.





Checking your landlord has given you the right amount of notice.



If your landlord has followed all the rules correctly, your section 21 notice will be **valid**.



This means they can use the notice to go to court to get you to leave, **if** you are still living in the property after the notice period ends.



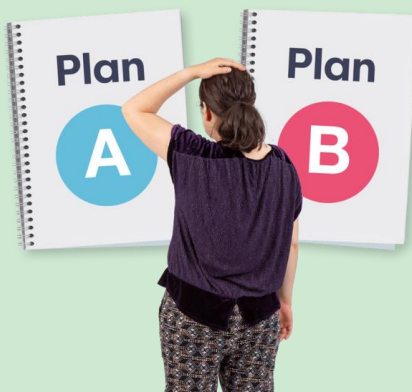
If you have reported repair issues in your house that have not been fixed, this could mean your notice is not valid.



Your landlord has to follow different rules depending on when you moved into your house.



This means it is very confusing to work out if your landlord has done everything they should.



So, it is really important to talk to a professional before you decide what to do next.

# What happens if your section 21 is valid?



If your section 21 notice is valid, you will need to find a new place to live.



If you find it difficult to find a new place to live, do not worry. You can get help.



Your local council can support you to find somewhere that is suitable for you.



Ask to speak to the housing team and explain you have a section 21 notice.

# More information



Section 21 notices have been in the news a lot recently.



This is because the government are thinking about banning them. However, they are still legal at the moment.



This means your landlord is still allowed to give you a section 21 notice.

# Where to get help



**Plymouth**

Your local Citizens Advice.



Your local Shelter.



Your local council.



In this easy read booklet, we provide a simple explanation of what a section 21 notice is, and what to do if you get a section 21 notice from your landlord.

This booklet has been produced by Citizens Advice Plymouth, using funding from Plymouth Octopus Project (POP) and with support from Plymouth Shelter.

Citizens Advice Plymouth can provide free, confidential advice about section 21 notices and other housing issues to anyone who needs it:

### **For face-to-face advice**

Visit our walk-in service at Cobourg House,  
32 Mayflower Street, Plymouth PL1 1QX  
Monday – Thursday, 9am – 4.30pm  
Friday: 9am – 4pm

### **For telephone advice**

Call our free Adviceline on 0808 278 7910  
Monday – Thursday, 9am – 5pm  
Friday: 9am – 4.30pm

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