

EVICTION NOTICE LETTER

Landlord Name: _____

Landlord Address: _____

Landlord Phone/Email: _____

Tenant Name: _____

Tenant Address: _____

Tenant Phone/Email: _____

Property Address:

Notice Sections:

1. Notice to Quit Possession

This letter serves as formal notice to the Tenant to quit possession of the premises described above. The Tenant is required to vacate the property immediately due to breach of tenancy conditions as detailed herein.

2. Grounds for Eviction

The grounds for eviction include persistent non-payment of rent, breach of tenancy agreement terms, damage to the property, nuisance to neighbours, and/or illegal use of the property as specified under the Housing Act 1988 and subsequent amendments applicable in the United Kingdom.

3. Payment of Rent

The Tenant has failed to pay rent for the period due. The outstanding rent amount must be settled in full to avoid further legal action. Failure to do so will result in the commencement of possession proceedings.

4. Breach of Tenancy Agreement

The Tenant is in breach of the tenancy agreement for reasons including but not limited to unauthorised subletting, property damage, or any other contractual obligations as set out in the tenancy agreement.

5. Legal Consequences

If the Tenant fails to vacate the premises as requested, the Landlord will initiate possession proceedings through the courts in accordance with UK law. The Tenant may be liable for costs incurred during this process.

6. Tenant's Right to Respond

The Tenant has the right to respond to this notice and seek legal advice. The Tenant is advised to communicate promptly with the Landlord or the Landlord's agent to resolve any disputes.

7. Possession Date

The Tenant must vacate and deliver possession of the property to the Landlord upon receipt of this notice or within the time period stipulated under the law for the particular grounds of eviction.

8. Deposit and Property Condition

The Tenant's deposit will be handled in accordance with the tenancy deposit protection scheme. Any deductions will be made for damages exceeding reasonable wear and tear and outstanding rent or charges.

9. Contact Information

For any queries or to discuss this notice, please contact the Landlord or the Landlord’s authorised representative at the contact information provided above.

10. Governing Law

This notice and any resulting proceedings are governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

11. Signature

This notice is issued by the Landlord or the Landlord’s authorised agent and is legally binding under UK law.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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