

Everything you need to know about

Section 21 abolition and the growing role of Section 8

The Renters' Rights Bill will abolish Section 21 and fixed-term tenancies. In this new landscape, serving a Section 8 notice will be the only way to evict tenants from a property.

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How to use Section 8

Section 21 notices allow landlords to quickly regain possession of their properties without dealing with the courts. The proposed change will affect agents, landlords and tenants.



70%

of agents believe abolishing no-fault evictions will negatively affect the Private Rented Sector.

To serve a Section 8 notice agents and/or landlords **must** prove that the tenant(s) has broken the terms of the tenancy agreement based on specific legal grounds - either mandatory or discretionary.

8

MANDATORY GROUNDS

Firm reasons for eviction

11

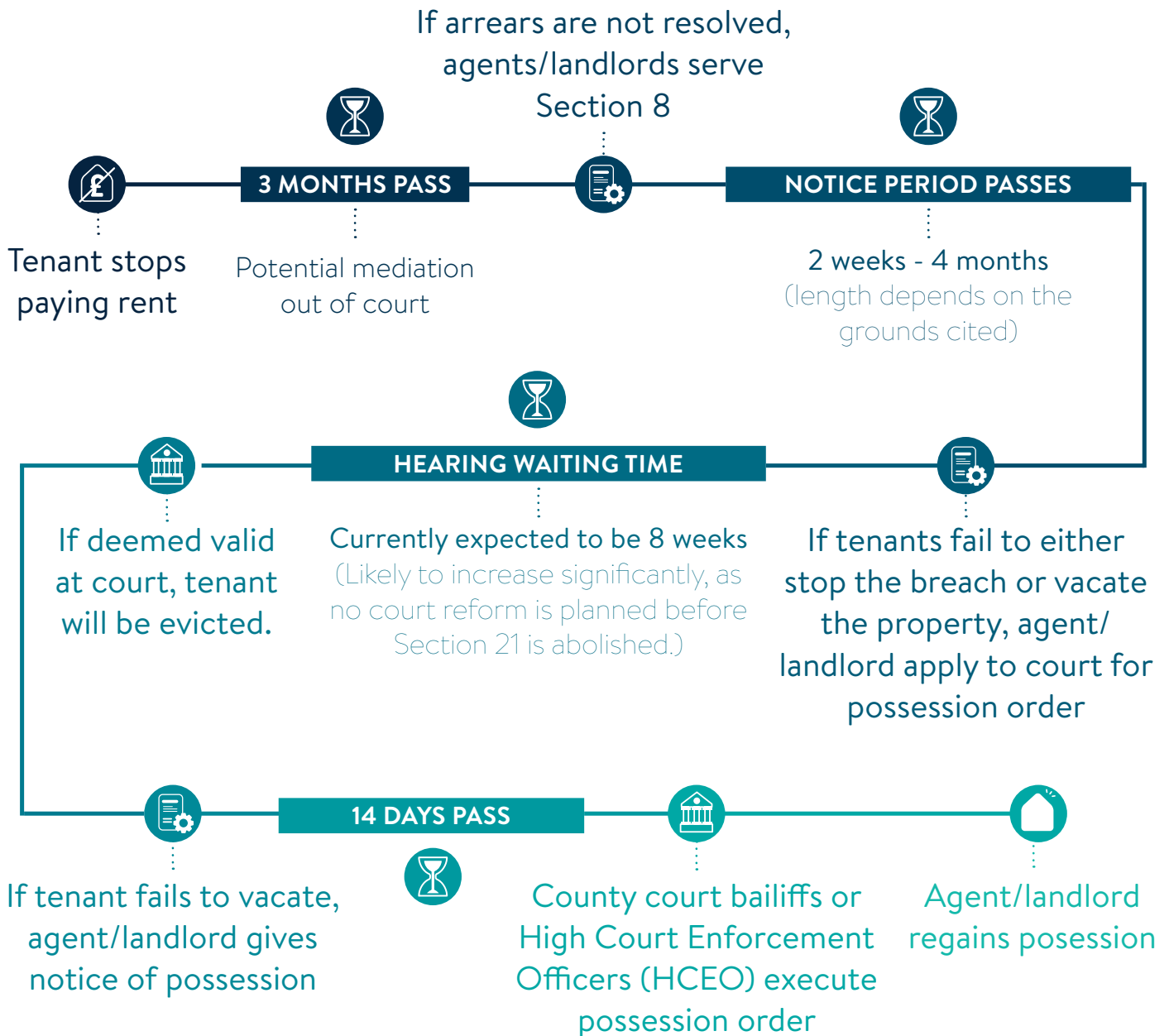
DISCRETIONARY GROUNDS

Require letting agents and landlords to provide justification and proof for eviction.

PROCESS

To serve a section 8 agents and landlords will have to download and complete Form 3, stating the grounds they're seeking possession for and give a full explanation why each ground is being relied upon.

Section 8 arrears timeframe



Important details to remember



THE COURT

May dismiss the notice if the grounds or notice period are incorrect in any way, delaying the eviction process.



TENANTS

May challenge a possession order and request extra time due to “extreme hardship”



LANDLORDS

Must compile and submit all relevant case documents electronically before the court hearing.

HOW TO BE PREPARED



Conduct robust reference checks

Reduce the likelihood of evictions by performing ID verification, credit, residential and income checks on prospective tenants.



Protect your landlords

Offer Rent Protection and Legal Expenses Services to give your landlords a safety blanket.



Invest in tech

Software automates admin and compliance processes, helping you to reduce human error, while freeing up your agents for revenue-generating tasks.

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Get Renters' Rights ready with Goodlord



Over 3000+ agencies trust Goodlord to simplify their lettings process - from offer letter and referencing to rent collection and beyond.

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