

NOTICE TO LEAVE

LANDLORD'S NOTICE TO A TENANT TO LEAVE UNDER SECTION 50(1)(a) OF THE PRIVATE HOUSING (TENANCIES) (SCOTLAND) ACT 2016

Important information for the Tenant(s) - Please read this notice carefully.

Advice - If you have questions about this notice, speak to your Landlord or contact one of the following:

- your local council
- Shelter Scotland
- your local Citizen's Advice Bureau
- a solicitor (you may be able to get legal aid depending on your income)

Homelessness - Speak to your local council if you're worried about having somewhere to live. They can advise you on your options.

This notice informs you, the Tenant, that your Landlord is giving you notice to leave the Let Property, and if you do not leave the property once the relevant notice period has expired, your Landlord can apply to the First-tier Tribunal for Scotland (the Tribunal) for an eviction order.

Your Landlord must give you a minimum of 28 days' notice, and may be required to give you three or six months' notice, depending on the grounds on which they intend to apply for eviction.

Part 1 – TENANT'S DETAILS

To: (Name of tenant(s)):

[Enter tenant name(s)]

Of: (Address of Let Property):

[Enter address of let property]

Part 2 – EVICTION GROUND(S) BEING USED

[I/We*] your [Landlord(s)/Landlord’s Agent*]: (insert name of Landlord(s)/Agent):
[Enter name of landlord(s) and, where applicable c/o name of letting agent]

Of: (address and telephone number of Landlord(s)/Agent):
[Enter address and telephone number of landlord(s)/agent]

inform you that if you choose not to leave the Let Property on the date shown in Part 4 of this notice, I/we* intend to apply to the Tribunal for an eviction order in respect of the Let Property on the following ground(s) which is a ground(s) for eviction as set out in schedule 3 of the Private Housing (Tenancies) (Scotland) Act 2016:

[Tick relevant box(es) below]

	Your Landlord intends to sell the Let Property
	The Let Property is to be sold by the mortgage lender
	Your Landlord intends to refurbish the Let Property
	Your Landlord intends to live in the Let Property
	Your Landlord’s family member intends to live in the Let Property
	Your Landlord intends to use the Let Property for a non-residential purpose
	The Let Property is required for a religious purpose
	You cease to be - or fail to become - an employee of the Landlord
	You no longer need supported accommodation
	You are no longer occupying the Let Property
	You have breached a term(s) of your tenancy agreement
	You are in rent arrears over three consecutive months
	You have a relevant criminal conviction
	You have engaged in relevant antisocial behavior
	You have associated in the Let Property with someone who has a relevant criminal conviction or has engaged in relevant antisocial behaviour
	Your Landlord has had their registration refused or revoked
	Your Landlord’s HMO licence has been revoked or renewal has been refused
	An Overcrowding Statutory Notice has been served on your Landlord

Part 3 - DETAILS AND EVIDENCE OF EVICTION GROUND(S)

[I/We*] also inform you that [I/we*] are seeking eviction under the above ground(s) for the following reasons:

[State particulars of how you believe the ground(s) have arisen – continue on additional sheets of paper if required. Please give as much detail as possible including relevant dates, and in cases of rent arrears insert the amount of arrears outstanding and the period over which it has built up.]

[\[Enter details\]](#)

It is important that the Tenant fully understands why you are seeking to evict them and that the action you are taking is justified. The provision of supporting evidence with this notice can help do that.

[I/We*] attach the following evidence to support the eviction action:

[\[Enter list of evidence\]](#)

* delete as appropriate

Part 4 – THE END OF THE NOTICE PERIOD

An application will not be submitted to the Tribunal for an eviction order before [\[Enter date\]](#) (insert date). This is the earliest date that Tribunal proceedings can start and will be at least the day after the end date of the relevant notice period (normally 3 months or 6 months, depending on the ground on which eviction is being sought, but this will be 28 days if eviction is being sought on the ground that you are no longer occupying the Let Property).

Signed: (Landlord(s) or Agent):

Dated:

THIS IS AN IMPORTANT DOCUMENT AND YOU SHOULD KEEP IT IN A SAFE PLACE.