

Factsheet 3: Housing Advice at Runnymede Borough Council-Have you been served with a section 21 Notice from your Landlord?

If your landlord has served you with a notice requiring you to leave the property you rent, this is called a section 21 Notice.

We will need to see this notice to make sure it is valid and complies with legislation.

The earlier we see the Section 21 notice the better it is for you as we can plan ahead for alternative housing options.

Please bring the notice with you and preferably a copy of your Tenancy Agreement as well and this will then be confirmed as a valid notice or an invalid notice.

- If the notice is invalid we will inform the landlord on your behalf and try at that point to negotiate with the landlord for you to remain in your current property. If this fails, we will advise the landlord to serve a valid section 21 Notice.
- If the notice is valid, we will still contact your landlord to negotiate an extension of your tenancy and we will advise you of the outcome.
- If your landlord has served the notice as he/she wants to increase the rent, we will want to know your income and expenditure details to see if you can still afford to live at the property. We will try our best to negotiate a reasonable rent with the landlord.
- If the landlord has served the notice because you have not paid your rent we will need to look at the reasons why you haven't paid the rent and whether this was intentional and deliberate.
- If the landlord has served the notice because he/she wants to sell the property we will try to find out at what stage the sale is at so we can plan ahead for alternative housing options and negotiate with the landlord to allow you to remain for as long as possible..

We also expect you to accept personal responsibility for being part of your own housing solutions and to actively look for alternative accommodation, being realistic about what is available in Runnymede and the rents being charged for those properties. This may mean looking further afield for a property where rents are lower.