

Renters' Rights Act 2025

Grounds for possession of Assured Periodic Tenancies relevant to rural landlords

Ground	Summary	Notice period	Prior notice
Mandatory grounds			
1	Family: landlord, their spouse or the landlord's close family wishes to move into property. Only available after 12 months.	4 months	No
1A	Sale: the landlord wishes to sell a freehold or leasehold interest in the property, or grant a lease for a term of more than 21 years. Landlords cannot use ground if tenant has an assured tenancy created before 1 May 2026 (excluding ASTs). Only available after 12 months.	4 months	No
2	Sale by mortgagee: sale of the dwelling house that is subject to a mortgage, and lender exercises power of sale requiring vacant possession. Cannot be used in first 6 months.	4 months	No
2ZA*	Possession when superior lease ends: agricultural landlords (being themselves tenants under a superior lease governed by the Agricultural Holdings Act 1986 or the Agricultural Tenancies Act 1995) where the superior lease is ending within 12 months.	4 months	Yes
2ZB*	Possession when fixed term superior lease ends: landlord of assured tenancy holds their interest under a superior tenancy which is a fixed term tenancy of a term certain of more than 21 years and the lease is not going to be extended, has ended or will end within 12 months.	4 months	Yes
2ZC*	Possession by superior landlord when superior lease ends: superior landlord becomes landlord of the tenant under the assured tenancy when superior lease ends. The superior lease must have been one of those listed - these include leases governed by the Agricultural Holdings Act 1986 and the Agricultural Tenancies Act 1995.	4 months	Yes
2ZD*	Possession by superior landlord when fixed term superior lease ends): when a fixed term superior lease of over 21 years ends and the superior landlord becomes landlord of the tenant.	4 months	Yes
5A*	Agricultural worker: property is required for occupation by an agricultural worker, directly employed by the landlord.	2 months	Yes
5C*	Employment: when an employment contract ends, if the dwelling was let out as a result of the tenant's employment by the landlord (or the landlord and employer have an agreement to house the employee) and the employment has come to an end, or if tenancy was not intended to last duration of employment and the dwelling is required for a new employee.	2 months	Yes

6	Redevelopment: landlord wishes to demolish or substantially redevelop the property. The landlord must prove that works cannot be done with tenant in occupation. Ground may only be used after 6 months.	4 months	No
6B	Enforcement: landlord is subject to enforcement action (such as by a Local Authority or the First Tier Tribunal) and needs to regain possession to be compliant. Court can order landlord to pay compensation to tenant.	4 months	No
7	Death of tenant: available on the death of the tenant. Possession proceedings must begin no later than 12 months after the death or the date that landlord became aware of death.	2 months	No
7A	Severe anti-social behaviour / criminal behaviour: the tenant (or person residing / visiting dwelling) has been convicted of a specified criminal offence or has breached a relevant order put in place to prevent anti-social behaviour. Whilst a landlord can begin proceedings immediately, a Court cannot make a possession order until at least 14 days after service of section 8 notice. If the Court dispenses with the requirement for the service of a section 8 notice, the 14 days begins either from the date of service of the purported notice or the date on which proceedings began.	Immediate	No
8	Rent arrears: available where the tenant has at least: (a) 13 weeks rent arrears at the time the section 8 notice is served and at the time of possession hearing, if rent is payable weekly or fortnightly; or (b) 3 months' rent arrears at the time the section 8 notice is served and at time of the possession hearing, if rent is payable monthly.	4 weeks	No
Discretionary grounds			
9	Suitable alternative accommodation: if suitable alternative accommodation is available to tenant when possession order takes effect.	2 months	No
10	Any rent arrears: tenant is in rent arrears and the landlord has not been paid by the time possession proceedings are begun.	4 weeks	No
11	Persistent rent arrears: tenant is persistently late in paying rent, regardless of whether it is paid when possession proceedings begin.	4 weeks	No
12	Tenancy breach: tenant has breached terms of tenancy (excluding failure to pay rent).	2 weeks	No
13 and 15	Deterioration to dwelling: tenant caused a deterioration in condition of property or furniture.	2 weeks	No
17	False statement: landlord was induced to grant tenancy by a false statement made knowingly or recklessly by either the tenant or a person acting for tenant.	2 weeks	No

* Grounds 2ZA to 2ZD, 5A and 5C cannot be used if the tenant is an Assured Agricultural Occupant.

Note: that the grounds detailed in the table above are not an exhaustive list

Legislation as in force on 1 May 2026.