

# REGENCY LAW GROUP

TENANT EVICTION EXPERTS

Mr Ben Anamuah, Mrs Viviane Anamuah & Ms Rachael Anamuah  
3 Brisbane Road  
Mickleover  
Derby  
DE3 9LT

03 January 2018

**Ref: Section 21 Notice**

Dear Mr Ben Anamuah, Mrs Viviane Anamuah & Ms Rachael Anamuah,

We act on behalf of your landlord and we have been instructed that our client wishes to terminate the Assured Shorthold Tenancy under which you occupy **3 Brisbane Road, Mickleover, Derby, DE3 9LT**.

Would you therefore please find enclosed a Notice Requiring Possession under Section 21 of the Housing Act 1988. Our client is entitled to provide you with two months notice, please use this time to find alternative accommodation. You are required to vacate the property by the **11<sup>th</sup> March 2018** at the latest. You may of course decide to leave earlier if you wish.

Would you please acknowledge receipt of this letter by signing anywhere on the notice, and either email or post a copy back to us.

We would remind you that your rent is payable up to the date you vacate the property.

You should also ensure that you remove all of your possessions. Anything left behind will be uninsured and will be entirely your own risk. You should consider this letter as a formal notice under the Torts (Interference with Goods) Act 1977 for you to remove your possessions. If you fail to do so then our client may dispose of them without further reference to you.

Yours Sincerely

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**Regency Law**

12-13 **THE COURTYARD** | EAST PARK | CRAWLEY | RH10 6AG  
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# HOUSING ACT 1988

Section 21(4)(a)

## Assured Shorthold Tenancy: Notice Requiring Possession: Periodic Tenancy (Notes)

Name and address of tenant      To      **Mr Ben Anamuah, Mrs Viviane Anamuah & Ms Rachael Anamuah**  
of      **3 Brisbane Road, Mickleover, Derby, DE3 9LT**

(1) Address of dwelling      I give you notice that I require possession of the dwelling-house known as  
**3 Brisbane Road, Mickleover, Derby, DE3 9LT**

(2) Date of expiry (Note 2 below).      after      **11<sup>th</sup> March 2018**      or, if later, the day on which a complete period of your tenancy expires next after the end of two months from the service of this notice or if not valid after the next expiry date of a period of the tenancy two months from date of service of this notice

(3) Name and Address of Landlord's Agent      Signed.....*RM*.....      Dated **03 January 2018**  
**Regency Law**  
**12-13 The Court Yard, East Park, Crawley, West Sussex, RH10 6AG**  
**Tel 01293 525665**  
Agent (Note 3 below)

## NOTES

1. Where an assured shorthold tenancy has become a periodic tenancy, a court must take an order for possession if the landlord has given proper notice in this form.
2. The date specified must be:
  - a) The last day of a period of the tenancy;
  - b) At least two months after this notice is given; and
  - c) No sooner than the earliest day on which the tenancy could ordinarily be brought to an end by a notice to quit.
3. To be signed and dated by the landlords agent (someone acting for him).
4. You can obtain free legal Advice from The Citizen Advice Bureau, Shelter or your Local Authority Housing advice centre.