

Advice

Your landlord must follow the tenancy deposit protection rules

Deposit not protected within time frames - why your Notice is invalid

Your landlord can't give you a valid section 21 notice before they give you required information about the tenancy deposit scheme used. A section 21 notice is invalid if it was protected more than 30 days after your most recent contract started.

If your landlord breaks these rules, they can only serve a valid section 21 notice if they return your deposit first.

Invalid Section 21 Notice - what you need to do next

If you inform your landlord that your section 21 notice is invalid, your landlord may be able to serve another notice which is valid. If there is an underlying reason why your landlord served the notice, such as rent arrears, you now have time to try and resolve this. If you need help with this or with negotiating with your landlord then you should contact Epic Forest Housing Advice Team on 01234 567 888

If your landlord issues a court claim for possession then you should complete the defence form saying why the notice is invalid.