

FORM AT 6: FOR USE ONLY BY A LANDLORD

ASSURED TENANCIES

AT 6

HOUSING (SCOTLAND) ACT 1988

NOTICE UNDER SECTION 19 OF INTENTION

TO RAISE PROCEEDINGS FOR POSSESSION

IMPORTANT: INFORMATION FOR TENANT(S)

This notice informs you as tenant that your landlord intends to apply to the First-tier Tribunal for Scotland (Housing and Property Chamber) (the Tribunal) for an Order for possession of the house at the address in Part 1, which is currently occupied by you.

This version of the form is in place while section 2 and schedule 2 of the Cost of Living (Tenant Protection) (Scotland) Act 2022 are in force.

Further information on the emergency measures introduced by the Cost of Living (Tenant Protection) (Scotland) Act 2022, including on the moratorium on the enforcement of orders for possession, is available on the Scottish Government website.

This notice has been updated to include two additional grounds for possession that may be used by a landlord while the emergency measures are in place.

Part 1 To
(name of tenant (s)) of

.....
.....
.....
.....
(address of house)

NOTE 1 TO TENANT.

IF YOU ARE UNCERTAIN ABOUT WHAT THIS NOTICE MEANS, OR IF YOU ARE IN DOUBT ABOUT ANYTHING IN IT, OR ABOUT ITS VALIDITY OR WHETHER IT IS FILLED IN PROPERLY YOU SHOULD IMMEDIATELY CONSULT A SOLICITOR OR AN ORGANISATION WHICH GIVES ADVICE ON HOUSING MATTERS. YOU MAY ALSO FIND IT HELPFUL TO DISCUSS THIS NOTICE WITH YOUR LANDLORD.

Part 2 I/we [on behalf of]* your landlord(s)

.....
(name(s) of landlord(s))

of

.....

.....

.....
(address and telephone number of landlord(s))

inform you that I/we* intend to raise proceedings for possession of the house at the address in part 1 above on the following ground/grounds* being a ground/grounds* for possession as set out in schedule 5 of the Housing (Scotland) Act 1988.

.....

.....

.....

(Give the ground number(s) and fully state ground(s) as set out in schedule 5 of the Housing (Scotland) Act 1988: continue on additional sheets of paper if required)

NOTE 2 TO TENANT.

A FULL LIST OF THE 19 GROUNDS FOR POSSESSION IS IN SCHEDULE 5 OF THE HOUSING (SCOTLAND) ACT 1988. THIS INCLUDES 2 ADDITIONAL GROUNDS, INTRODUCED BY THE COST OF LIVING (TENANT PROTECTION) (SCOTLAND) ACT 2022. INFORMATION ON YOUR RIGHTS AND RESPONSIBILITIES AS A TENANT IS AVAILABLE FROM THE SCOTTISH GOVERNMENT WEBSITE.

*delete as appropriate

Part 3. I/we also inform you that I/we are seeking possession under the above ground/grounds* for the following reasons:-

.....
.....
.....
.....

(State particulars of how you believe the ground(s) have arisen:
continue on additional sheets of paper if required)

NOTE 3 TO TENANT.

YOUR LANDLORD MUST GIVE YOU PROPER NOTICE BETWEEN SERVING THIS NOTICE AND RAISING PROCEEDINGS IN THE TRIBUNAL. IF ANY OF GROUNDS 1, 1A, 2, 5, 6, 7, 8A, 9 AND 17 APPLY, WITH OR WITHOUT OTHER GROUNDS, 2 MONTHS' NOTICE MUST BE GIVEN. YOUR LANDLORD MUST ALSO GIVE YOU 2 MONTHS NOTICE IF YOUR TENANCY IS A SHORT ASSURED TENANCY AND YOUR LANDLORD IS SEEKING REPOSSESSION ON THE GROUND THAT THE TENANCY PERIOD HAS EXPIRED. IF ONLY THE OTHER GROUNDS APPLY, ONLY 2 WEEKS NOTICE NEED BE GIVEN.

*delete as appropriate

Part 4. Proceedings will not be raised before (date) (which is the earliest date at which proceedings can be raised under Section 19 of the Housing (Scotland) Act 1988)

Signed
(Landlord(s) or Landlord's agent)

Date

NOTE 4 TO TENANT.

IF YOUR LANDLORD DOES NOT RAISE PROCEEDINGS IN THE TRIBUNAL THIS NOTICE AT6 WILL CEASE TO HAVE EFFECT 6 MONTHS AFTER THE EARLIEST DATE ON WHICH PROCEEDINGS COULD HAVE BEEN RAISED (SEE PART 4 OF THE NOTICE).

NOTE 5 TO TENANT.

IF YOU WANT TO CONTEST YOUR LANDLORD'S INTENTION TO REPOSSESS YOUR HOME, YOU ARE STRONGLY ADVISED TO TAKE LEGAL ADVICE WITHOUT DELAY AND BEFORE THE EXPIRY OF THE TIME LIMIT GIVEN BY THE NOTICE. HELP WITH ALL OR PART OF THE COST OF LEGAL ADVICE MAY BE AVAILABLE UNDER THE LEGAL AID LEGISLATION.

NOTE 6 TO TENANT.

REMEMBER BEFORE YOU MUST LEAVE YOUR HOME, YOUR LANDLORD MUST HAVE DONE 3 THINGS:

1. SERVED ON YOU A NOTICE TO QUIT (NOTE CAREFULLY THAT THIS MAY HAVE BEEN SERVED AT AN EARLIER STAGE IN THE TENANCY TO CHANGE THE TENANCY FROM A CONTRACTUAL TO A STATUTORY ASSURED TENANCY); AND
2. SERVED ON YOU AN AT6 (THIS NOTICE); AND
3. OBTAINED AN ORDER FROM THE TRIBUNAL.

NOTE 7 TO TENANT.

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