

## **Ground 1 – The Landlord Residence Ground**

### **What is the ground?**

Ground 1 of Schedule 2 of the Housing Act 1988 & 1996 allows a landlord to recover possession where they either occupied the premises as their only or principal home before the tenancy began or require the dwelling house to live in as their only or principal home. A new landlord who bought the property during the tenancy cannot rely on this ground.

### **What notice is required?**

The landlord must have served notice before the tenancy began that possession may be sought under this ground or the Court must decide it is just and equitable to dispense with the need for that notice.

The landlord must also serve a section 8 notice giving at least 2 months notice that possession is being sought on this ground before any proceedings are issued.

### **Is it a mandatory or a discretionary ground?**

This is a mandatory ground of possession.