

Ground 13 – The Tenant Damage Ground

What is the ground?

Ground 13 of Schedule 2 of the Housing Act 1988 & 1996 allows a landlord to recover possession where the tenant has failed to look after or has damaged the property or any common parts. This includes damage caused by anyone staying with tenant and would include damage caused in shared external hallways etc.

What notice is required?

The landlord must have served a section 8 notice giving at least 2 weeks 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 discretionary ground of possession.