

Ground 3 – The Holiday Let Ground

What is the ground?

Ground 3 of Schedule 2 of the Housing Act 1988 & 1996 allows a landlord to recover possession where the tenancy is for a fixed term of not more than 8 months and at some time during the 12 months before the tenancy started, the property was let for a holiday.

What notice is required?

The landlord must have served notice before the tenancy began that possession may be sought under this ground.

The landlord must also serve 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 mandatory ground of possession.