

## **Ground 4 – The Student Letting Ground**

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

Ground 4 of Schedule 2 of the Housing Act 1988 & 1996 allows a landlord, which is an educational institution, such as a university or college, to recover possession where the tenancy is a fixed term tenancy of not more than twelve months and during the twelve months prior to the tenancy the property was let to a student. There are technical requirements as to what types of landlord can rely on this ground and this is only a brief summary.

### **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.