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The end of Section 21 notices to obtain possession /1

Up until when the RRA came in on 1st May 2026 landlords had two ways to recover possession of their property:

- By issuing a section 21 notice (commonly known as a 'no reasons required' notice
- or
- By issuing a section 8 notice

The end of Section 21 notices to obtain possession /2

Most landlords have just relied on Section 21 notices to end a tenancy

Many have never issued a section 8 notice and few are likely to understand the new rules for doing so

From May 1st a private landlord cannot issue a section 21 notice

They can only issue a section 8 notice and many landlords have never issued a section 8 notice.

If a landlord serves a Section 21 notice after 1 May 2026, it will be invalid and could result in the local authority imposing a civil penalty of up to £7,000.

The abolition of section 21 and tenancy reforms during Phase 1 will not apply initially to the social rented sector - This will happen during Phase 2

The last date a Section 21 notice can be served will be 30 April 2026