

Sections 25 and 57 of the Landlord and Tenant Act 1954

Form 9

Notice ending a business tenancy where a change is required at a future date and the landlord opposes a new tenancy

To:

[Insert name and address of tenant]

From:

Insert name and address of landlord

1. This notice relates to the following property:

[Insert address or description of property]

2. I am giving you notice under section 25 of the Landlord and Tenant Act 1954 (" 1954 ") :

[Insert date]

3. A certificate has been given by

[State the title of the Secretary of State on whose authority the certificate was issued or, if the certificate was issued by

"]

under section 57 of the 1954 that the use or occupation of all or

:

[Insert date]

A copy of the certificate appears in

4. I do not intend to grant you a new tenancy between the end of your current tenancy

57

5. You may ask the court to order the grant of a new tenancy for a term ending not later than the date specified in the section 57 certificate. If you do, I will oppose your application on the ground(s) mentioned in paragraph(s) [()] 30 (1)

()

]

30 (1)

6. If you wish to ask the court for a new tenancy you must do so by the date in paragraph 2 unless,

7. I can ask the court to order the ending of your tenancy without granting you a new tenancy.

8. Please send all correspondence about this notice to:

Name:

Address:

Signed: Date:

[Landlord/On behalf of the landlord/Mortgagee/

]

IMPORTANT NOTE FOR THE TENANT

This Notice is intended to

2.

A certificate has been given that it is requisite

3

Your landlord has indicated that he will oppose your application for a new tenancy ().

If you want to continue to occupy your property you must act quickly. The notes

NOTES

The sections mentioned below are sections of the Landlord and Tenant
, () (1954 ,
, () (2003)

Ending of your tenancy

This notice is intended to bring

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Claiming a new tenancy

Your landlord is not prepared to offer you a new tenancy for a limited period pending the
effect of the section 57 certificate ("
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If you wish to apply to the court you must do so before the date specified in paragraph 2 of
this ,

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29A

29B).

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If you apply to the court your tenancy will

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24).

If you are in any doubt ,

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Landlord's opposition to new tenancy

If you apply to the court for a new tenancy, the landlord can only oppose your application on
one or more of the
30 (1).

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Paragraph of section 30(1)	Grounds
(a)	Where under the current tenancy the tenant has any obligations as respects the repair and maintenance of the , , ,

(b)	That the tenant ought not to be
(c)	,
(d)	,
(e)	,
(f)	

(g)	,

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31A

(), "

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() (30 (1A)

(1B)).

" , "

(46 (2)).

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Effect of section 57 certificate

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(57 (3)()).

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1954

(57 (3)()).

Compensation

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Validity of this notice

If you have any doubts about whether this notice is valid, get advice immediately from a solicitor or a surveyor.