

Section 26 of the Landlord and Tenant Act 1954

Form 3

TENANT'S REQUEST FOR A NEW BUSINESS TENANCY

To: [Insert name]]

From: [Insert name]]

1. This notice relates to the following property:

[Insert address or description of property]

2. I am giving you notice under section 26 of the Landlord and Tenant Act 1954

[Insert date]

3. You will find my proposals for the new tenancy, which we can discuss,

4. If we cannot agree on all the terms of a new tenancy, either you or I may ask the court to order the grant

5. If you wish to ask the court to order the grant of a new tenancy you must do so by the date in paragraph 2, unless we agree

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6. You may oppose my request for a new tenancy only on one or more of the grounds set out in section 30(1) of the Landlord and Tenant Act 1954. You must tell me what your grounds are within two months of receiving this notice.

7. Please send all correspondence about this notice to:

Name: [name]

Address: [address]

Signed: Date: [date]

[Tenant] [On behalf]

SCHEDULE

TENANT'S PROPOSALS FOR A NEW TENANCY

[Attach

]

IMPORTANT NOTE FOR THE LANDLORD

This notice requests a new tenancy of your property or part of it. If you want to oppose this request you must act quickly.

Read the notice and all the Notes carefully. It would be wise to seek professional advice.

NOTES

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

Tenant's request for a new tenancy

This request by your tenant for a new tenancy brings his or her current tenancy to
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Your tenant can apply to the court under section 24 for a new tenancy. You may apply for a new tenancy yourself, under the same section, but not if your tenant has already served an application. Once

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Time limit for opposing your tenant's request

If you do not want to grant a new tenancy, you have two months from the making of your tenant's request in which to notify him or her that you will oppose any application

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If there has been any delay in your seeing this notice, you

Grounds for opposing tenant's application

If you wish to oppose the renewal of the tenancy, you can do so by opposing your tenant's application to the court, or by making your own application to the court

30 (1).

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In this Table "the" "

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)	,
(c)	,
(d)	,
(e)	,

(f)	,
(g)	,

Compensation

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Negotiating a new tenancy

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Validity of this notice

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