

Name:

Address:

City/Postcode:

Email/Phone:

Date:

To:

Landlord/Letting Agent Name.....

Address or Company Name.....

Email/Phone.....

Invalid Section 21 Notice – Legal Requirements Not Met

Dear,

I am writing in response to the **Section 21 notice** dated, which you have issued regarding the property at,

After reviewing the notice and the legal requirements surrounding Section 21 of the Housing Act 1988 (as amended), I must inform you that **this notice is not valid**, for the following reasons:

- A valid **Energy Performance Certificate (EPC)** was not provided to me **before I moved into the property**
- I did not receive a copy of the **current gas safety certificate before the tenancy began**
- I was not provided with the **“How to Rent” guide** from the government **before the start of the tenancy**
- The Section 21 notice served is **not in the required Form 6A**, or is **missing essential information**

According to the **Deregulation Act 2015** and current government guidance, these documents must have been provided in advance of the tenancy for a Section 21 notice to be legally valid. Unless and until you can demonstrate full compliance with all of the above statutory requirements, **this eviction notice is unenforceable**, and I will not be vacating the property based on it.

I would also remind you that **attempting to evict a tenant using an invalid notice** can amount to **harassment or unlawful eviction**, both of which are serious offences under the Protection from Eviction Act 1977.

If you wish to pursue possession legally, I strongly suggest you seek independent legal advice and **comply fully with the law**.

If this invalid notice is not withdrawn and further pressure is applied, I reserve the right to:

- Report this matter to the local council's tenancy relations service or housing enforcement team
- Seek legal advice and explore my rights under the Protection from Eviction Act and other legislation
- Keep a formal record of all correspondence and notices issued

I look forward to your written confirmation that this Section 21 notice has been withdrawn.

Yours sincerely,

Signed:

(I will keep a copy of this letter and proof of delivery.)