

Timelines: Changes to Section 21

1.

No Repair Request and No 'Relevant Notice'

TIME

Section 21 Notice can validly be served throughout the tenancy

2.

Relevant Notice But No Prior Repair Request

TIME

Section 21 Notice can validly be served

'Relevant Notice' served

No Section 21 Notice can validly be served for 6 months

3.

Repair Request And No Relevant Notice

TIME

Section 21 Notice can validly be served throughout the tenancy

4.

Repair Request (No 'Adequate Response' Provided) And 'Relevant Notice'

TIME

Section 21 Notice can validly be served

Repair request

With retrospective effect from Relevant Notice — No Section 21 Notice can validly be served

'Relevant Notice' served

No Section 21 Notice can be served for 6 months

5.

Repair Request ('Adequate Response Provided') And 'Relevant Notice'

TIME

Repair request

Adequate response within 14 days

Section 21 Notice can validly be served

'Relevant Notice' served

No Section 21 Notice can validly be served for 6 months