

Ground 17 – The Lying Tenant Ground

What is the ground?

Ground 17 of Schedule 2 of the Housing Act 1988 & 1996 allows a landlord to recover possession where the tenant gives a false statement to induce the landlord to enter into the tenancy or encourages someone else to do so. It is necessary to prove inducement, so the most obvious example would be where the tenant encouraged someone to give a false reference for them.

What notice is required?

The landlord must have served a section 8 notice giving at least 2 weeks notice that possession is being sought on this ground before any proceedings are issued.

Is it a mandatory or a discretionary ground?

This is a discretionary ground of possession.