

Ground 15 – The Furniture Damage Ground

What is the ground?

Ground 15 of Schedule 2 of the Housing Act 1988 & 1996 allows a landlord to recover possession where furniture in the property provided by the landlord as part of the tenancy, has been damaged by the tenant or any person staying with 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.