

Dear \*\*Name\*\*

As you may be aware, the Renters' Rights Act 2025 came into effect on 1<sup>st</sup> May 2026.

This affects most tenancies, but as you are students, and we have specifically rented to you as a group of students, there are some additional things that we need to make you aware of.

Please be advised, this is not a notice to end your tenancy. This is simply providing you with the required information, in case we need to end your tenancy ready for the new intake of students later in the year.

#### Student Test

When the property was rented to you, this was on the understanding that all named Tenants under the tenancy agreement were full-time students on a recognised course of study in England or Wales. This is the "Student Test".

In accordance with the new law, we are required to let you know that we may need to serve you notice to end your tenancy in order to re-let the property to a new group of students for the next academic year.

#### Prior Notice Requirements

In order to serve that notice, we must notify you that we wish to be able to recover possession under Ground 4A of Schedule 2 of the Housing Act.

If we wish to make use of this ground, we will usually have to serve a Section 8 notice, in the correct format, and give you the appropriate notice before beginning possession proceedings.

If you have any questions, please do not hesitate to contact me

Kind regards