

Update: The abolition of 'no fault' evictions faces long delays



The Renters (Reform) Bill, which included the abolition of the right for landlords to take back possession of their property using the 'no fault' section 21 notice process to end an assured shorthold tenancy, had its second reading in parliament yesterday. The section 21 process entitles a landlord to recover possession of an assured shorthold tenancy at the end of its term without having to give the tenant any reason.

The plans to abolish no fault evictions formed part of the government's election manifesto in 2019. Whilst the government hasn't said it will not abolish 'no fault evictions', it has stated that reforms to the judicial system are needed first. No funding or timeline for the reforms to the court system have been indicated but it is generally thought that such reforms will significantly delay the promised abolition of 'no fault evictions'.

It appears that unless the government change their stance, until the court system is improved, landlords will be able to continue to use the section 21 process to take back possession of residential properties let on assured shorthold tenancies for the foreseeable future.

We will be watching the King's Speech closely on 7 November 2023 to provide any further updates.

Read our previous article: [Renters \(Reform\) Bill 2023: what landlords need to know](#)



[Clare Greig](#)

Senior Associate