

CORONAVIRUS (SCOTLAND) ACT 2020

EXPLANATORY NOTES

DETAIL ABOUT PROVISIONS

Schedule 1 – eviction for dwelling-houses

Tenancies under the Rent (Scotland) Act 1984: extension of notice periods

29. Paragraph 6 modifies the Rent (Scotland) Act 1984 during the relevant period and provides that a notice under section 112 (notice to quit) of that Act has effect as if that Act was modified in accordance with this paragraph.
30. Subparagraph (2) of paragraph 6 modifies section 14 of the 1984 Act during the relevant period to amend the time frame within which the landlord can make an application for repossession in relation to a short tenancy under the 1984 Act. Such an application can be made not less than six, nor more than nine, months after the landlord has served a notice of intention to apply for repossession.
31. Subparagraph (3) of paragraph 6 modifies section 112 of the 1984 Act during the relevant period. In terms of modified section 112, a notice to quit given by the landlord must be given to the tenant not less than the specified amount of time before the date on which it is to take effect. The specified amount of time depends and will be either 4 weeks, 3 months or 6 months depending on what basis the landlord issues the notice to quit, as outlined in new subsections (1A) to (1E), inserted into section 112 of the 1984 Act by subparagraph 3(b) of paragraph 6.