



Rent (Scotland) Act 1984

1984 CHAPTER 58

PART II

SECURITY OF TENURE

14 Conditions applying to landlord's right to recovery of possession.

- (1) A landlord under a short tenancy who seeks recovery of possession of the dwelling-house on or after termination of the tenancy, subject to subsection (2) below, may recover possession of the dwelling-house in accordance with Case 15 of Schedule 2 to this Act [^{F1}provided the First-tier Tribunal considers it reasonable to allow such recovery].
- (2) A landlord who at any time seeks an order under the said Case 15 shall, either before or not later than three months after the expiry of the period specified in the tenancy agreement, or, in a case to which subsection (3) below applies, not later than three months after the expiry of any period of 12 months for which the tenancy is continued under that subsection, serve on the tenant a notice in writing of his intention to apply for the order, and the relative application shall be made not less than [^{F2}three nor more than six] [^{F2}six nor more than nine] months after service of the said notice.
- (3) Where a landlord fails timeously to serve a notice in compliance with subsection (2) above, the tenancy shall be continued as a short tenancy for a period of 12 months beginning with the expiry of the period specified in the tenancy agreement or with the expiry of any period of 12 months for which the tenancy is continued under this subsection.

Textual Amendments

- F1** Words in s. 14(1) inserted (temp.) (7.4.2020) by virtue of [Coronavirus \(Scotland\) Act 2020 \(asp 7\)](#), s. 17(1), [sch. 1 para. 5\(1\)\(4\)](#) (with ss. 11-13, [sch. 1 para. 10](#)) (which affecting provision expires (1.10.2022) by virtue of [Coronavirus \(Scotland\) Act 2020 \(asp 7\)](#), [s. 12\(1\)](#) (with saving in [2022 asp 8](#), [s. 48\(3\)\(a\)](#)))

Status: Point in time view as at 07/04/2020. This version of this provision has been superseded.

Changes to legislation: There are currently no known outstanding effects for the Rent (Scotland) Act 1984, Section 14. (See end of Document for details)

F2 Words in s. 14(2) substituted (temp.) (7.4.2020) by virtue of [Coronavirus \(Scotland\) Act 2020 \(asp 7\)](#), s. 17(1), [sch. 1 para. 6\(1\)\(2\)](#) (with ss. 11-13, sch. 1 paras. 8, 10) (which affecting provision expires (30.3.2022) by [The Coronavirus \(Scotland\) Acts \(Early Expiry of Provisions\) Regulations 2022 \(S.S.I. 2022/64\)](#), reg. 2(a) (with [regs. 4, 5](#)))

Status:

Point in time view as at 07/04/2020. This version of this provision has been superseded.

Changes to legislation:

There are currently no known outstanding effects for the Rent (Scotland) Act 1984, Section 14.