
STATUTORY INSTRUMENTS

2013 No. 1894

The Taking Control of Goods Regulations 2013

PART 7

COMMERCIAL RENT ARREARS RECOVERY (CRAR)

Right to rent from sub-tenant

Notice to sub-tenant: when notice takes effect and service

53.—(1) A notice served on any sub-tenant under section 81(2) of the Act takes effect 14 clear days after the notice is served on that sub-tenant.

(2) The notice must be served on the sub-tenant by a method required under regulation 8(1) (method of giving notice).

Notice to sub-tenant: form and contents

54. The notice must be in writing, be signed by the landlord and contain the following information—

- (a) the landlord's name, reference and contact details and the date of the notice;
- (b) the amount of rent the landlord has the right to recover from the immediate tenant by CRAR (the notified amount);
- (c) that while the notified amount remains unpaid, the sub-tenant must pay the sub-tenant's rent directly to the landlord instead of to the immediate tenant, as a discharge for any rent payable by the sub-tenant under the sub-lease, until—
 - (i) the notified amount has been paid (by payments under the notice or otherwise); or
 - (ii) the notice is replaced or withdrawn; and
- (d) that the landlord may withdraw the notice in accordance with regulation 55.

Notice to sub-tenant: withdrawal of notice

55. A notice served on any sub-tenant under section 81(2) of the Act is withdrawn if the landlord provides written notice to the sub-tenant who received that notice that it is withdrawn.