

**Claim No.**

If you are a registered social landlord claiming possession of premises let under a demoted assured shorthold tenancy, you should complete **only** sections 1, 2, and 7 to 11. Please see Notes for the claimant in Form N5C.

If you are not claiming possession of premises let under a demoted tenancy **do not complete section 2** but complete all other sections as appropriate. Please see Notes for the claimant in Form N5C.

1. The claimant seeks an order that the defendant(s) give possession of  
  
 (“the premises”) which is a dwelling house [part of a dwellinghouse].
2. On the \_\_\_\_\_ 20\_\_\_\_, the \_\_\_\_\_ County Court made a demotion order. A copy of the most recent (assured) (secure) tenancy agreement marked ‘A’ and a copy of the demotion order marked ‘B’ is attached to this claim form. The defendant was previously (an assured) (a secure) tenant.
3. On \_\_\_\_\_, the claimant entered into a written tenancy agreement with the defendant(s). A copy of it, marked ‘A’ is attached to this claim form. The tenancy did not immediately follow an assured tenancy which was not an assured shorthold tenancy.  
[One or more subsequent written tenancy agreements have been entered into. A copy of the most recent one, made on \_\_\_\_\_, marked ‘A1’, is also attached to this claim form.]
4. Both the [first] tenancy and the agreement for it were made on or after 28th February 1997.
  - a) No notice was served on the defendant stating that the tenancy would not be, or continue to be, an assured shorthold tenancy.
  - b) There is no provision in the tenancy agreement which states that it is not an assured shorthold tenancy.
  - c) The “agricultural worker condition” defined in Schedule 3 to the Housing Act 1988 is not fulfilled with respect to the property.(or)
5. Both the [first] tenancy and the agreement for it were made on or after 15 January 1989.
  - a) The [first] tenancy agreement was for a fixed term of not less than six months.
  - b) There was no power for the landlord to end the tenancy earlier than six months after it began.
  - c) On the \_\_\_\_\_ 19\_\_\_\_ (before the tenancy began) a notice in writing, stating that the tenancy was to be an assured shorthold tenancy, was served on the defendant(s). It was served by:  
  
  
d) Attached to this claim form is a copy of that notice marked ‘B’ [and proof of service marked ‘B1’].
6. Whenever a new tenancy agreement has replaced the first tenancy agreement or has replaced a replacement tenancy agreement,
  - a) it has been of the same, or substantially the same, premises, and
  - b) the landlord and tenant were the same people at the start of the replacement tenancy as the landlord and tenant at the end of the tenancy which it replaced.