



Ground 10 – Some Rent Unpaid – Evidence Checklist



Discretionary ground.

Use when the tenant has some rent arrears (even less than 2 months) and you need possession, but the court will decide if eviction is reasonable.



Rent schedule – Show each missed payment, the amount due, and the period.



Bank statements – To prove which payments were made or missed.



Tenancy agreement – To confirm the rent amount and due dates.



Notice period – At least **2 weeks** (post-May 2026).
Record service date.



Evidence of tenant's ability to pay – e.g., if they have paid inconsistently, show patterns.



Service record – Proof of service (certificate of service, postage, or witness statement).



Post-May 2026 compliance:

Ground 10 remains discretionary. The court may still grant possession even if arrears are cleared after the notice is served.



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