



Ground 11 – Persistent Late Rent – Evidence Checklist

Discretionary ground.

Use when the tenant regularly pays rent late, even if they eventually clear the arrears.



Rent schedule – Show each due date and the actual date payment was received. Highlight all late payments over, say, the last 12 months.



Bank statements – To verify payment dates.



Tenancy agreement – To confirm the due date and any grace period.



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



Evidence of persistence – A written summary of how many late payments occurred and over what period (e.g., 7 out of 12 months paid late).



Service record – Proof of service.



Post-May 2026 compliance:

Ground 11 remains discretionary. The court will consider the pattern and reason for lateness.



Use our Solicitor-approved **Section 8 Notice Builder**.

