



Ground 12 – Breach of Tenancy – Evidence Checklist



Discretionary ground.

Use when the tenant has breached any obligation of the tenancy agreement (e.g., not allowing access, keeping pets without permission, subletting without consent, etc.).



Tenancy agreement – Highlight the specific clause that was breached.



Evidence of the breach – Photographs, emails, witness statements, or records of the incident.



Warning letters – Copies of any letters or emails you sent to the tenant about the breach.



Attempts to remedy – If the breach could be fixed, show that you gave the tenant a reasonable opportunity to do so.



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



Service record – Proof of service.



Post-May 2026 compliance:

Ground 12 remains discretionary. The court will consider the seriousness of the breach and whether it was remedied.



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