



# Ground 13 – Property Damage – Evidence Checklist

## Discretionary ground.

Use when the tenant (or their visitors) has intentionally or negligently damaged the property or its contents.



**Photographs** – Clear before and after photos of the damage.



**Invoice or estimate for repair** – From a qualified tradesperson.



**Witness statements** – From neighbours, contractors, or other reliable people.



**Check-in / check-out report** – To show the condition at the start and end of the tenancy.



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



**Service record** – Proof of service.



### Post-May 2026 compliance:

Ground 13 remains discretionary. The court will consider the extent of the damage and whether it was deliberate or negligent.



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

