



Ground 17 – False Statement – Evidence Checklist

Discretionary ground.

Use when the tenant (or their visitor) knowingly made a false statement to obtain the tenancy (e.g., lying about income, employment, or immigration status).



Copy of the false statement – The application form, email, or letter containing the untrue information.



Evidence of the truth – Documents showing the correct facts (e.g., payslips, bank statements, or a right-to-rent check that contradicts the statement).



Communication records – Any emails or messages where the tenant admitted or defended the false claim.



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



Service record – Proof of service.



Post-May 2026 compliance:

Ground 17 remains discretionary. The court will consider whether the statement was material to the granting of the tenancy.



Generate your notice with our
Validated Section 8 Notice Builder.

