



# Ground 8 – Rent Arrears – Evidence Checklist



**Mandatory ground if arrears meet the threshold.**

Use when the tenant owes at least 2 months' (or 8 weeks') rent on the day the notice is served and on the day of the court hearing.



**Rent schedule** – A document showing each rent payment due date, amount paid, date paid, and outstanding balance. Use our rent arrears calculator to generate one.



**Bank statements** – Showing the tenant's rent payments (or lack of them). Highlight missing payments.



**Tenancy agreement** – Showing the rent amount, due date, and any rent increase terms.



**Notice period** – At least **2 weeks** (post-May 2026). Record the date you serve the notice.



**Proof of arrears at notice date** – A screenshot or ledger showing the arrears total on the day of service.



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



## **Post-May 2026 compliance:**

Ground 8 remains mandatory with a 2-week notice period. The arrears threshold is still **2 months (8 weeks)**.



Use our Solicitor-approved **Section 8 Notice Builder** to include an automatic rent schedule.

