



Rent Act 1977

1977 CHAPTER 42

PART VII

SECURITY OF TENURE

*Limitations on recovery of possession of dwelling-houses
let on protected tenancies or subject to statutory tenancies*

98 Grounds for possession of certain dwelling-houses.

- (1) Subject to this Part of this Act, a court shall not make an order for possession of a dwelling-house which is for the time being let on a protected tenancy or subject to a statutory tenancy unless the court considers it reasonable to make such an order and either—
 - (a) the court is satisfied that suitable alternative accommodation is available for the tenant or will be available for him when the order in question takes effect, or
 - (b) the circumstances are as specified in any of the Cases in Part I of Schedule 15 to this Act.
- (2) If, apart from subsection (1) above, the landlord would be entitled to recover possession of a dwelling-house which is for the time being let on or subject to a regulated tenancy, the court shall make an order for possession if the circumstances of the case are as specified in any of the Cases in Part II of Schedule 15.
- (3) Part III of Schedule 15 shall have effect in relation to Case 9 in that Schedule and for determining the relevant date for the purposes of the Cases in Part II of that Schedule.
- (4) Part IV of Schedule 15 shall have effect for determining whether, for the purposes of subsection (1)(a) above, suitable alternative accommodation is or will be available for a tenant.
- [^{F1}(5) Part V of Schedule 15 shall have effect for the purpose of setting out conditions which are relevant to Cases 11 and 12 of that Schedule.]

*Changes to legislation: There are currently no known outstanding effects
for the Rent Act 1977, Section 98. (See end of Document for details)*

Textual Amendments

F1 S. 98(5) added with saving by [Housing Act 1980 \(c. 51, SIF 61\)](#), **s. 66(3)(5)**

Modifications etc. (not altering text)

C1 S. 98(1)(a) modified by [Housing Act 1985 \(c. 68, SIF 61\)](#), **s. 309(1)**

C2 S. 98(1)(a) restricted by [S.I. 1986/2092](#), **art. 9**

Changes to legislation:

There are currently no known outstanding effects for the Rent Act 1977, Section 98.