**A letter about whether I can continue as a tenant if you are selling your property to another landlord.**

 **[Insert Date]**

Dear **[xxxxxxxxx]**

I am writing to you because I have received a Section 21 notice to end my tenancy. I think the reason you have issued the notice is because you want to sell your property.

I want to let you know that I am looking at ways I can stay as a tenant if you are looking to sell the property to another landlord. Alternatively if the real reason you want to end the tenancy is because you are looking for a higher rent I may be able to afford to pay all or the majority of the extra rent you would like. I would be grateful if you would consider my offer and whether as a result you would be happy to carry on letting the property to me.

**What the Council have told me about a tenant being able to carry on their tenancy with a new landlord**

The Council have told me that you wouldn’t need to end my tenancy if you have sold your property to a new landlord, or may sell to a new landlord. They have told me that:

1. If you are looking to sell, or indeed have already got a buyer for your property, please remember that you do not need to evict your tenant to sell if you are selling to a ‘buy to let’ landlord. The majority of properties for sale in this area are bought by ‘investment landlords’, who are looking to rent out the property. Many landlords are unaware that they do not necessarily need to sell with vacant possession as the tenancy will continue with the new owner.
2. A new ‘buy to let owner’ will have the advantage of having the property let from the day they buy it. They can offer the tenant the opportunity to sign a new AST agreement but there is no obligation to do so as the new landlord and the tenant will be bound by the existing tenancy terms and conditions
3. Remember there is nothing to prevent a landlord proceeding with a sale and taking action to recover possession through due process once a sale has been agreed.

If the reason you really want to end the tenancy is that you want a higher rent or can be persuaded not to sell if there was the prospect of a higher rent I may be able to pay a higher rent

**What I can do to try and find the extra rent you want**

Before you decide to carry on with possession action, I would be grateful if you were willing to consider my offer and what I can do about possibly paying a higher rent.

1. I may be eligible for a ‘Discretionary Housing Payment’ to cover all or some of the additional rent for a period of time. I can make a claim for this benefit. If granted this may be used to help me pay the rent in the future.
2. I have looked at what I am spending my money on and where I can make savings to ensure there is enough to pay the full rent. I have worked out what I can now afford and would like to talk to you about this.
3. I am talking to my relatives and friends to see if they can help me.

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1. I will be engaging with Workplace to help me find work or increase my work hours to maximise my earnings.
2. I may be eligible for a one off payment from the Local Authority as a contribution to any rent if you agree to carry on with the letting. I am willing to speak to you about this

I hope you are willing to consider my offer to resolve the issue and I would be extremely grateful if you would contact me as soon as possible to discuss my offer and whether you are prepared to consider it or need to discuss it in more detail.

We can then work whether I could possibly keep my tenancy with a new landlord or what I can afford to pay towards any extra rent, including any help from the Council, if you can be persuaded not to sell. This would also mean you wouldn’t have the trouble and extra costs for having to end the tenancy and finding another tenant to re-let the property.

I really want to sort this out as quickly as possible and would really appreciate your early response.

My mobile phone number is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

My email contact address is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Yours sincerely

[Your Name]