

FORM RHW21

LANDLORD'S NOTICE OF POSSESSION CLAIM ON THE GROUND OF SERIOUS RENT ARREARS: INTRODUCTORY STANDARD CONTRACT OR PROHIBITED CONDUCT STANDARD CONTRACT

This form is for use by a landlord to give notice to a contract-holder of an introductory standard contract or a prohibited conduct standard contract under section 182(1) of the Renting Homes (Wales) Act 2016 that the landlord intends to make a possession claim to the court on the ground of serious rent arrears.

Part A: Landlord	Part B: Contract-Holder(s)
Name: Address:	Name(s):

Part C: Dwelling
Address:

Part D: Notice of Possession Claim
The landlord gives notice to you, the contract-holder(s), that the landlord intends to apply to the court for an order requiring you to give up possession of the above dwelling on the ground of serious rent arrears. The details of your serious rent arrears are as follows: <i>Tick as applicable.</i>
<input type="checkbox"/> At least eight weeks' rent is unpaid (where rent is paid weekly/fortnightly/four-weekly)
<input type="checkbox"/> At least two months' rent is unpaid (where rent is paid monthly)
<input type="checkbox"/> At least one quarter's rent is more than three months in arrears (where rent is paid quarterly)
<input type="checkbox"/> At least 25% of the rent is more than three months in arrears (where rent is paid annually)

Part E: Right to Request Review
You, the contract-holder(s), under section 202(2) of the Renting Homes (Wales) Act 2016, may request that the landlord reviews the decision to give this notice. A request for a review must be made to the landlord by [date]
<i>Note: The specified date must be at least 14 days after the day on which the landlord gives the contract-holder(s) this notice.</i>

Part F: Signature	
Signed by, or on behalf of, the landlord:	Date:
.....

Restrictions on proceedings following this notice

The landlord may not make a possession claim before the end of the period of one month starting with the day on which the landlord gives the contract-holder(s) this notice, or after the end of the period of six months starting with that day.

Guidance notes for contract-holders

This notice tells you that your landlord intends to begin proceedings for possession of the dwelling identified at Part C. You should read it carefully and seek advice about your circumstances as quickly as possible.

The earliest date on which possession proceedings can begin is one month from the date of this notice.

If you are in any doubt or need advice about any aspect of this notice, you should first contact your landlord. Many problems can be resolved quickly by raising them when they first arise. If you are unable to reach an agreement with your landlord, you may wish to contact an advice agency (such as Citizens Advice Cymru or Shelter Cymru) or independent legal advisors. If you believe you are at risk of homelessness as a result of receiving this notice, you should contact your local authority for support.