

FORM RHW29

**NOTICE OF LANDLORD'S INTENTION TO END RIGHTS AND OBLIGATIONS
OF A JOINT CONTRACT-HOLDER DUE TO NON-OCCUPATION**

This form is for use by a landlord to give notice to a joint contract-holder under section 225(3) of the Renting Homes (Wales) Act 2016 that the landlord intends to end the joint contract-holder's rights and obligations under the occupation contract because it is a term of the occupation contract that the joint contract-holder must occupy the dwelling as his or her only or principal home and the landlord believes that the joint contract-holder does not occupy or intend to occupy the dwelling.

Part A: Landlord	Part B: Joint Contract-Holder <i>Who the landlord believes does not occupy and does not intend to occupy the dwelling</i>
Name: Address:	Name: Address (if known):

Part C: Other Joint Contract-Holder(s)	Part D: Dwelling
Name(s): <i>The landlord must give a copy of this notice to each of the other joint contract-holders.</i>	Address:

Part E: Notice of Intention to End Rights and Obligations of the Person Named at Part B
<p>A joint contract-holder is required to occupy the dwelling if it is a term of the occupation contract (however expressed) that he or she must occupy the dwelling as his or her only or principal home.</p> <p>The occupation contract of the above dwelling provides as follows:</p> <p><i>Insert the term of the occupation contract which requires the joint contract-holder to occupy the dwelling as his or her only or principal home.</i></p>

Part E: Notice of Intention to End Rights and Obligations of the Person Named at Part B (continued)

The landlord believes that the joint contract-holder named at Part B does not occupy the dwelling and does not intend to occupy the dwelling.

If the joint contract-holder named at Part B occupies or intends to occupy the dwelling, he or she **must** inform the landlord in writing before the end of the warning period on *[date]*

During the warning period, the landlord will make such enquiries as are necessary to satisfy himself or herself that the joint contract-holder named at Part B does not occupy or does not intend to occupy the dwelling.

If at the end of the warning period the landlord is satisfied that the joint contract-holder named at Part B does not occupy or does not intend to occupy the dwelling, the landlord intends to end the joint contract-holder named at Part B's rights and obligations under occupation contract.

If the joint contract-holder named at Part B does not respond by the above date stating he or she occupies or intends to occupy the dwelling, the landlord may be able to end that person's rights and obligations under the occupation contract on the issuing of a further notice (**Form RHW30**).

Note: The specified date must be four weeks from the day on which this notice is given to the joint contract-holder named at Part B.

Part F: Signature

Signed by, or on behalf of, the landlord:

Date:

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