

FORM RHW38

LANDLORD'S NOTICE OF TERMINATION: FIXED TERM STANDARD CONTRACT (CONVERTED CONTRACT)

This form is for use by a landlord to give notice to a contract-holder of a fixed term standard contract (which is not within Schedule 9B to the Renting Homes (Wales) Act 2016 and immediately before the coming into force of that Act was a tenancy or licence for a fixed term) under paragraph 25B(2) of Schedule 12 to that Act, that he or she must give up possession of the dwelling on a specified date.

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

Part C: Dwelling
Address:

Part D: Notice to Give Up Possession
In accordance with paragraph 25B(2) of Schedule 12 to the Renting Homes (Wales) Act 2016, the landlord gives notice to you, the contract-holder(s), that you must give up possession of the dwelling above on [date]
If you, the contract-holder(s), do not give up possession of the dwelling on the date specified above, the landlord may make a possession claim to the court.
This notice must be given before or on the last day of the term for which the occupation contract was made.
<i>Note: The specified date may not be:</i> <i>-Less than six months after the occupation date (including the occupation date of a substitute tenancy or licence),</i> <i>-Before the last day of the term for which the converted contract was made, or</i> <i>-Less than two months after the day on which this notice is given to the contract-holder(s).</i>

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

Guidance notes for contract-holders

This notice is the first step requiring you to give up possession of the dwelling identified at Part C. You should read it very carefully. If you do not give up possession by the date given in Part D, your landlord may apply to the court for an order requiring you to give up possession.

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.

Restrictions on giving this notice

Breaches of statutory obligations

In accordance with section 186A of the Renting Homes (Wales) Act 2016, this notice may not be given at a time when there is a breach of any statutory obligations listed in Schedule 9A to that Act:

- 1. Failure to provide written statement;*
- 2. Six month restriction following failure to provide written statement within the period specified in section 31 (of that Act);*
- 3. Failure to provide information;*
 - 3A. Failure to provide valid energy performance certificate;*
- 4. Breach of security and deposit requirements;*
- 5. Prohibited payments and holding deposits under the Renting Homes (Fees etc.) (Wales) Act 2019;*
 - 5A. Failure to ensure that working smoke alarms and carbon monoxide alarms are installed;*
 - 5B. Failure to supply electrical condition report etc.;*
 - 5C. Failure to provide gas safety report to contract-holder.*

This notice may not be given unless the requirements of section 44 of the Housing (Wales) Act 2014 have been complied with.

In accordance with section 75 of the Housing Act 2004, this notice may not be given in relation to an HMO which is unlicensed in accordance with that Act.