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Form RHW16

LANDLORD'S NOTICE OF TERMINATION: PERIODIC STANDARD MINIMUM NOTICE PERIOD (OTHER THAN INTRODUCTORY STANDARD CONTRACT OR PROHIBITED CONDUCT STANDARD CONTRACT)	
<i>This form is for use by a landlord to give notice to a periodic standard contract-holder entitled to a six-month minimum notice period, other than an introductory standard contract or prohibited conduct standard contract, under section 8 of the Renting Homes (Wales) Act 2016 that he or she is terminating the dwelling on a specified date.</i>	
Part A: Landlord	Part B: Contract-Holder(s)
Name: Address: 	Name(s):
Part C: Dwelling	
Address: 	
Part D: Giving Possession	
In accordance with section 8 of the Renting Homes (Wales) Act 2016, the landlord gives notice to the contract-holder of the dwelling above on [date] to give possession of the dwelling on the date specified above, the [number] months after the day on which this notice is given to the contract-holder(s).	
<i>Note: The specified date must be at least six 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:
Use of this form This form should only be used to give notice to a periodic standard contract-holder and is not an introductory standard contract or prohibited conduct standard contract. If the periodic standard contract has a two-month minimum notice period, Form RHW17 should be used. If the periodic standard contract has a six-month minimum notice period, Form RHW18 should be used.	 If the periodic standard contract has a six-month minimum notice period, Form RHW17 should be used. If the periodic standard contract has a two-month minimum notice period, Form RHW18 should be used.

Guidance notes for contract-holders

This notice is the first step requiring you should read it very carefully. If you do not apply to the court for an order requiring

If you are in any doubt or need advice about Many problems can be resolved quickly agreement with your landlord, you may Shelter Cymru) or independent legal advice through the county courts. If you believe you should contact your local authority

Restrictions on giving this notice

First six months of occupation

In accordance with section 175 of the Reg the first six months of the occupation date contract (as defined in section 175(3) of the occupation date of the original contract within Schedule 9 to that Act:

1. *Prohibited conduct standard contract*
2. *Tenancies and licences which are occupied contracts because of notice given under Schedule 2*
3. *Supported accommodation*
4. *Accommodation for asylum seekers, etc*
5. *Repealed – not applicable*
6. *Accommodation for homeless persons*

Breaches of statutory obligations

In accordance with section 176 of the Reg time when there is a breach of any statutory

1. *Failure to provide written statement;*
2. *Six month restriction following failure (of that Act);*
3. *Failure to provide information;*
 - 3A. *Failure to provide valid energy performance*
4. *Breach of security and deposit requirements*
5. *Prohibited payments and holding deposits*
 - 5A. *Failure to ensure that working smoke*
 - 5B. *Failure to supply electrical condition*
 - 5C. *Failure to provide gas safety report*

This notice may not be given unless the has been complied with.

In accordance with section 75 of the Housing which is unlicensed in accordance with

dwelling identified at Part C. You date given in Part D, your landlord may

you should first contact your landlord. If you should first arise. If you are unable to reach an agency (such as Citizens Advice Cymru or your contract may ultimately be settled as a result of receiving this notice,

16, this notice may not be given within an occupation contract is a substitute occupation may be given within the first six months of apply if the occupation contract falls

occupancy
occupancy: police
occupancy: fire and rescue services
occupancy accommodation: land acquired for
occupancy accommodation: short-term
occupancy accommodation: accommodation

16, this notice may not be given at a Schedule 9A to that Act:

within the period specified in section 31

(Fees etc.) (Wales) Act 2019;
the alarms are installed;

the Housing (Wales) Act 2014 have

may not be given in relation to an HMO

Withdrawal of previous notice

In accordance with section 173 of the Renting Homes (Wales) Act 2016, if the landlord has previously given a notice under section 173 of that Act which has been previously withdrawn it, the landlord may not give the notice under section 173 of that Act within six months of the date of the first notice of withdrawal (with the exception that within 28 days of the first notice of withdrawal, the landlord can give the notice if it is subsequently withdrawn).

Retaliatory possession

A contract-holder may bring a claim for possession of the premises in relation to fitness for human habitation and to keep the premises in a good state of repair under sections 91 and 92 of the Renting Homes (Wales) Act 2016. If the landlord is aware that the contract-holder is making a possession claim to avoid or prevent the landlord from bringing a claim for possession (a retaliatory claim). In accordance with section 174 of that Act, the court may order for possession if it considers that the possession claim is a retaliatory claim.

In accordance with section 175 of the Renting Homes (Wales) Act 2016, this notice may not be given within six months of the court order for possession because it considered the claim to be a retaliatory claim.

Restrictions on bringing a claim

Time limits

In accordance with section 176 of the Renting Homes (Wales) Act 2016, the landlord may not make a claim for possession before or after two months of that date.

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