Landlord's Notice proposi Tenancy of premises situa

Housing Act 1988 section 13(2 Periodic Tenancies) (Rent Inci

NOTE: This notice is to be in th both the landlord and the tenar

The notes over the page give guid

To:	[7
of:	[A
From:	[L
	[/
	[C
	 _

- 1. This notice affects the amoun
- 2. The landlord is proposing a new in place of the existing one of £
 - * delete as appropriate
- The first rent increase date afte (see note 10 over the page)
- **4.** The starting date for the new re (see notes 13-17 over the page)
- **5.** Certain charges may be includ the page). The amounts of the ch

Charges	Amount include
	In the existing re
Council tax	£
Water charges	£
Fixed service charges	£

6. If you accept the proposed new accept it, there are steps you sho **Please see the notes over the p**

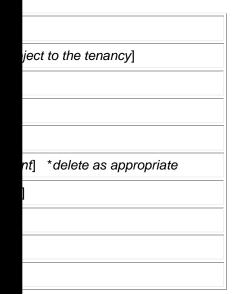


an Assured Periodic

gulatory Reform (Assured

tenancy agreement unless ferent language.

tenants about this notice.



ead it carefully.

[month][year]*, ar]*

in your rent (see note 11 over

ed (enter "nil" if appropriate)
proposed new rent

angements to pay it. If you do not date in paragraph 4 above.

ic Tenancy (Wales)

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*delete as appropriate (see note

Date:

Please read these notes careful

Guidance notes for tenants

What you must do now

- 1. This notice proposes that you sof the notice. If you are in any do should immediately either disc bureau, a housing advice centre.
- 2. If you accept the proposed new standing order through your bank are required to also notify the Houa Benefit or the Department for W Gov.UK website provides further not be able to pay your rent, you advice centre.
- 3. If you do **not** accept the proposlandlord, you can refer this notice **this before the starting date of** should notify your landlord that yo have agreed to pay the proposed
- **4.** To refer this notice to the local Application referring a notice propagricultural Occupancy to a Rent assessment panel, housing advictelephone directory).
- 5. The rent assessment committee maximum rent for your home sho rent the landlord could reasonably under a new tenancy on the same higher, lower or the same as the page 1.

Guidance notes for landlords o

- 6. You can complete this notice in
- 7. This notice should be used whe tenancy (including an assured Wales. There is a different notice rent or licence fee under an Assufor proposing a new rent or licence situated in Wales.
- **8.** Do not use this notice if the ten there is some other basis such as Any provision you rely on needs t there is any doubt on this score.
- **9.** You need to use a different for (the first exception mentioned in r proposed change of terms under you think this may apply to you. Y terms for a Statutory Periodic Ter

Agent]*

the date specified in paragraph 4 any aspect of this notice, you or take it to a citizens' advice

ments to pay it. If you pay by at the amount has changed. You ocal authority if you are claiming claiming Universal Credit. The If you are worried that you might pitizens' advice bureau or housing

sh to discuss it with your ent committee. **You must do paragraph 4 of the notice.** You e or she may assume that you

e, you must use the form
Assured Periodic Tenancy or
ou can obtain this from a rent
details can be found in the

tion and decide what the committee must decide what were let on the open market to therefore set a rent that is

tice

rinted.

der an assured periodic
y) of premises situated in
icensor's Notice proposing a new
of premises situated in Wales)
tural occupancy of premises

term allowing rent increases, or the tenant for raising the rent. Legal advice should be sought if

e for a statutory periodic tenancy o adjust rent solely because of a Act 1988. Seek legal advice if ded *Notice proposing different* ent panel or a legal stationer.

ic Tenancy (Wales)



10. Unless the tenancy is a new of you must insert in paragraph 3 of was increased under this statutor can specify in paragraph 4 of the

11. You should enter in each of the paragraph 5 either "Nil" or the amenter amounts for council tax and directly. You should only enter fix accordance with a term or conditionent for the tenancy. Only enter at to pay a fixed sum. Do not include charge within the meaning of second whole or part of the sum payable

12. You or your agent (someone are joint landlords, each landlord agreement. The signature does no printed or if you wish to use a lase

When the proposed new rent ca

13. The date in paragraph 4 of the 13(2) of the Housing Act 1988, as Tenancies) (Rent Increases) Order

14. The **first requirement**, which be given before the proposed nev

- one month for a tenancy which fortnightly;
- six months for a yearly tenancy
- in all other cases, a period equ three months in the case of a c

15. The **second requirement** ap

- the starting date for the p the date on which the ren if the tenancy is new, the
- b. that would result in an ind of the date in paragraph 3 earlier than 53 weeks from

This allows rent increases to take tenancy is less than one month. Fincreased on, say, the first Monda quarterly, six monthly or yearly, reast April.

16. The two exceptions to the sed has followed on from an earlier te

- where the tenancy was origina a periodic basis (for instance, r
- where the tenancy came into e regulated tenancy under the Re

In these cases the landlord may prequirements referred to in notes

s mentioned in note 16 applies, er 18th April 2003 on which rent te determines the date that you

third columns of the table in osed charge. You should only nt does not pay these charges re payable by the tenant in e charges will be included in the s where the tenant has agreed service charge, ie a service Tenant Act 1985, where the vary according to **costs**.

sign and date this notice. If there on behalf of the rest with their f, for instance, the form is being

ne three requirements of section by Reform (Assured Periodic

a minimum period of notice must period is:

eriod, for instance weekly or

d of the tenancy - for example,

e note 16 for two exceptions):

be earlier than 52 weeks after his statutory notice procedure or, less

or more before the anniversary the starting date must not be twas last increased.

year where the period of a veekly tenancy could be for a tenancy is monthly, ton a fixed date, for example,

oly where a statutory tenancy

nce, 6 months), but continues on ; and

previous tenant who had a

However, the first and third erved.

ic Tenancy (Wales)



17. The **third requirement**, which start at the beginning of a period started on the 20th of the month, must begin then, not on any other instance, on a Monday, the new r

t the proposed new rent must e, if the tenancy is monthly, and day of the month, and a new rent nancy is weekly, and started, for

