

FORM RHW23

NOTICE BEFORE MAKING A POSSESSION CLAIM

This form is for use by a landlord to give notice to a contract-holder under section 159(1), 161(1), 166(1), 171(1) or 192(1) of the Renting Homes (Wales) Act 2016 that the landlord intends to make a possession claim to the court.

Part A: Landlord

Name:

Mr Smith

Address:

1 Downing Street, London, SW1 1AA

Part B: Contract-Holder(s)

Name(s):

Mrs Smith

Part C: Dwelling

Address:

2 High Street, London, SW2 2AA

Part D: Notice of Possession Claim

The landlord gives notice to you, the contract-holder(s) of the above dwelling that the landlord intends to make a possession claim to the court on the following ground(s) of the Renting Homes (Wales) Act 2016:

Ground relied upon: Serious rent arrears (8+ weeks) (section 157)

The contract-holder is in serious rent arrears within the meaning of section 157 of the Renting Homes (Wales) Act 2016.

As at 25 January 2026, rent arrears total £7000.00, arising from 7 rent period(s) that are unpaid or part-paid.

The rent due is £1000.00 per calendar month.

A schedule of arrears is provided setting out each rent period, the amount due, payments received (if any), and the amount outstanding.

The level of arrears meets the statutory threshold for serious rent arrears applicable to this occupation contract.

Part E: Signature

Signed by, or on behalf of, the landlord:

Date:

25 January 2026

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 will depend on the ground(s) on which possession is sought, which are listed at Part D. Explanations of the restrictions applicable to particular grounds are provided below.

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 proceedings following this notice

Restriction applicable to the breach of contract ground

The landlord may make a possession claim in reliance on a breach of section 55 (anti-social behaviour and other prohibited conduct) on or after the day on which the landlord gives the contract-holder a possession notice specifying a breach of that section.

The landlord may not make a possession claim in reliance on a breach of any other term of the occupation contract before the end of the period of one month starting with the day on which the landlord gives the contract-holder a possession notice specifying a breach of that term. In either case, the landlord may not make a possession claim after the end of the period of six months starting with the day on which the landlord gives the contract-holder the possession notice.