

# PRE-SERVICE COMPLIANCE CHECKLIST

Wales - Fault-Based Breach Notice  
Renting Homes (Wales) Act 2016

This checklist records pre-service compliance confirmations and does not form part of the notice itself.

**Property Address:** 2 High Street, London, SW2 2AA  
**Landlord:** Mr Smith  
**Contract-Holder:** Mrs Smith  
**Date Generated:** 17 January 2026  
**Selected Ground(s):** Section 157 - Serious Rent Arrears

## 1. Landlord Registration

### CRITICAL - MUST COMPLY

Requirement	Response	Status
Registered with Rent Smart Wales	Yes	COMPLIANT

## 2. Occupation Contract

### REQUIRED

Requirement	Response	Status
Written Statement provided within 14 days	Yes	COMPLIANT

## 3. Deposit Protection

### REQUIRED (if deposit taken)

Requirement	Response	Status
Deposit taken	Yes	RECORDED
Deposit protected in approved scheme	Yes	COMPLIANT
Prescribed Information served within 30 days	Yes	COMPLIANT

## 4. Property Safety

### REQUIRED

Requirement	Response	Status
Valid Gas Safety Certificate (within 12 months)	Yes	COMPLIANT
Valid EICR (within 5 years)	Yes	COMPLIANT
Smoke alarms installed on each floor	Yes	COMPLIANT
Smoke alarms tested and working	Yes	COMPLIANT
Carbon monoxide alarm installed	Yes	COMPLIANT
Property fit for human habitation	No	NON-COMPLIANT

### 5. Eviction Safeguards

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**REQUIRED**

Requirement	Response	Status
Contract-holder complaint in last 6 months	No	NO COMPLAINT
Ongoing local authority investigation	No	NO INVESTIGATION

### 6. Breach Evidence

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**CRITICAL - MUST COMPLY**

Requirement	Response	Status
Statutory ground selected	Section 157 - Serious Rent Arrears	COMPLIANT
Evidence exists and can be produced	Yes	COMPLIANT

## 7. Declaration

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I confirm that:

1. I have verified each of the above compliance requirements.
2. The information provided is true and accurate to the best of my knowledge.
3. I understand that serving a notice without proper grounds or evidence may result in legal liability.
4. I am aware that this checklist does not constitute legal advice.

**Signed:** \_\_\_\_\_

**Print Name:** Tariq Mohammed

**Date:** \_\_\_\_\_

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**Legal Basis:** Renting Homes (Wales) Act 2016, Sections 157, 159, 161, 162

**Important:** This checklist is for record-keeping purposes and does not constitute legal advice.

**Generated:** 17 January 2026

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