

NOTICE ONLY PACK - PREVIEW

Jurisdiction: Wales

Notice Type: Fault-Based Notice - Wales (Renting Homes Act 2016)

DOCUMENTS INCLUDED:

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WHAT YOU GET:

- * Court-ready legal documents
- * Professional service instructions
- * Pre-service compliance checklist
- * Next steps guidance
- * Lifetime dashboard access
- * Free regeneration anytime

IMPORTANT: This is a PREVIEW ONLY

Complete purchase (£29.99) to download full unredacted documents.

All documents are editable and can be regenerated anytime.

LANDLORD'S BREACH OF CONTRACT NOTICE

Renting Homes (Wales) Act 2016, Sections 157-162

TO: Megan ContractHolder

OF: 400 Wrexham Road
Wrexham
LL13 1AA

FROM: Gareth Landlord

ADDRESS: 300 Newport Lane
Newport
NP20 1AA

1. DETAILS OF THE DWELLING

The dwelling which is the subject of this notice is:

****400 Wrexham Road**
Wrexham
LL13 1AA**

2. DETAILS OF THE OCCUPATION CONTRACT

This notice relates to the occupation contract which began on **2023-06-01**.

The contract is a periodic contract.

Contract Category: standard

The current rent is **£750** payable **monthly**.

3. NOTICE OF BREACH OF CONTRACT

I/WE GIVE YOU NOTICE that you have breached the terms of your occupation contract and I/we intend to apply to the court for a possession order.

4. BREACH DETAILS

Type of Breach

Rent Arrears

Particulars of the Breach

Contract holder owes £1,500 in rent arrears covering 2 months (November-December 2024). Rent is due monthly on the 1st. Multiple payment reminders have been sent but arrears remain unpaid.

Status: This breach occurred but is not ongoing.

5. RENT ARREARS DETAILS

Total arrears owed: £1500

Current rent: £750 per month

Steps Taken to Resolve Arrears

I/we have contacted you regarding the arrears on the following occasions:

- Multiple attempts have been made to contact you to discuss the arrears.
-

6. LEGAL BASIS FOR POSSESSION

Under the Renting Homes (Wales) Act 2016, the landlord may apply to the court for a possession order on the following grounds:

Rent Arrears Grounds:

- Section 157 - At least 2 months' rent arrears (mandatory ground if arrears exist at notice date and court hearing)
- Section 159 - Persistent rent arrears

The breach described above constitutes grounds for possession under the Renting Homes (Wales) Act 2016.

7. NOTICE PERIOD AND POSSESSION DATE

This notice was served on: **2025-12-17**

Notice period: 14 days (for rent arrears grounds)

8. COMPLIANCE REQUIREMENTS

Rent Smart Wales Registration

- ☒ The landlord confirms they are registered with Rent Smart Wales.

Deposit Protection

No deposit was taken for this contract.

9. WHAT THIS NOTICE MEANS

This is a formal legal notice that:

1. You have breached the terms of your occupation contract
2. I/we intend to apply to the court for a possession order
3. You must take immediate action to remedy the breach or seek legal advice

What You Should Do

1. If the breach is rent arrears:

- Pay the arrears immediately
- Contact us to discuss a payment plan
- Seek advice from a debt counselor

2. If the breach is another type:

- Stop the breach immediately
- Remedy any damage or issues caused

- Contact us to discuss the matter

3. Seek legal advice immediately - Contact one or more of the following:

- Citizens Advice Cymru: 0800 702 2020
- Shelter Cymru: 0345 075 5005
- A solicitor (you may qualify for Legal Aid)
- Your local council housing department

4. Do not ignore this notice - If you do nothing, court proceedings will be started and you may have to pay the costs as well as giving up possession of your home.

10. WHERE TO GET HELP

Citizens Advice Cymru:

- Website: www.citizensadvice.org.uk/cymraeg/
- Phone: 0800 702 2020

Shelter Cymru (Housing Charity):

- Website: www.sheltercymru.org.uk
- Phone: 0345 075 5005

National Debtline (for rent arrears):

- Website: www.nationaldebtline.org
- Phone: 0808 808 4000

Local Council Housing Department:

- Contact your local council for advice on homelessness prevention

Rent Smart Wales:

- Website: www.rentsmart.gov.wales

- Phone: 03000 133 344

11. LANDLORD'S DECLARATION

I/We declare that the information given in this notice is correct to the best of my/our knowledge and belief.

Signed: _____

Name: Gareth Landlord

Date: 2025-12-17

PREVIEW DOCUMENT - NOT FOR LEGAL USE

This is a preview generated by Landlord Heaven. A final, legally binding version will be provided upon payment.

LEGAL DISCLAIMER: This notice has been generated based on the information provided. While every effort has been made to ensure accuracy and compliance with the Renting Homes (Wales) Act 2016, this does not constitute legal advice. You should seek independent legal advice before serving this notice or taking any legal action. Landlord Heaven is not responsible for any consequences arising from the use of this document.

Service Instructions for Fault-Based Breach Notice

Property: 400 Wrexham Road
Wrexham
LL13 1AA


Contract-Holder: Megan ContractHolder

Notice Type: Fault-Based Breach Notice

Service Date: 17 December 2025

IMPORTANT: WALES-SPECIFIC NOTICE

This guidance is for serving fault-based breach notices under the **Renting Homes (Wales) Act 2016**. Wales has different laws from England. Do not use English guidance or forms.

 **CRITICAL:** You must serve this notice correctly or it will be invalid. Incorrect service is the most common reason for court rejection.

Before You Serve - Compliance Requirements

You **MUST** have complied with all legal requirements before serving any notice:

Rent Smart Wales Registration

- All landlords and letting agents in Wales must be registered with Rent Smart Wales
- Check: www.rentsmart.gov.wales
- Penalty: Serving a notice while unregistered may invalidate the notice

Deposit Protection (if deposit taken)

- Must be protected in a Welsh government-approved scheme:
 - Deposit Protection Service Wales
 - MyDeposits Wales
 - Tenancy Deposit Scheme Wales

- Must have provided prescribed information within 30 days
- Penalty: May affect validity of breach notice

Written Statement of Contract

- Must have provided contract-holder with written statement within 14 days of occupation
- Penalty: Cannot serve possession notice until provided

Gas Safety (if applicable)

- Annual gas safety check by Gas Safe engineer
- Copy given to contract-holder

Electrical Safety

- Electrical Installation Condition Report (EICR) within last 5 years

- Copy given to contract-holder

Smoke and Carbon Monoxide Alarms

- Working smoke alarms on each storey
- Carbon monoxide alarms in rooms with solid fuel appliances
- Tested at start of contract

Retaliatory Eviction Protection

- Cannot serve notice within 6 months of contract-holder making a legitimate complaint
- Cannot serve notice if local authority is investigating the property

Evidence of Breach

- Must have clear evidence of the breach you're claiming
- Document everything: dates, times, witnesses, photos, correspondence

- For rent arrears: Keep detailed rent payment records
- For anti-social behaviour: Police reports, witness statements, complaint logs

How to Serve This Notice

Under Welsh law, you can serve a notice by:

RECOMMENDED METHOD: Personal Service

- Hand the notice directly to the contract-holder
- Get them to sign a copy confirming receipt
- If they refuse to sign, have a witness present
- Take a photo of the handover

✓ **Why this is best:** Clear proof that the contract-holder received the notice. If they dispute service, you have witness testimony and photographic evidence.


Alternative Method 1: Leaving at the Dwelling

- Leave the notice at the dwelling in a sealed envelope
- Address it to the contract-holder

- Put it through the letterbox or hand it to an adult at the property
- Take a photo as evidence

Alternative Method 2: Postal Service


- Send by First Class post to the dwelling address
- **RECOMMENDED:** Use Royal Mail Signed For or Special Delivery
- Keep proof of postage (certificate of posting or tracking number)
- Notice is deemed served when it would be delivered in ordinary course of post (usually 2 working days)

 **Note:** If using postal service, add extra days to be safe. The contract-holder can claim non-receipt.

Alternative Method 3: Email (Only If Agreed in Contract)

- Can only use email if the contract specifically allows it

- Keep a copy of the sent email and any read receipts
- Follow up with postal or personal service to be safe

 **Risk:** Most contracts do NOT allow email service. Check your contract carefully before using this method.

Evidence You Must Keep

CRITICAL: You will need to prove service when applying to court.

Service Evidence Checklist:

- ✓ Original copy of the notice (for your records)
- ✓ Copy showing date of service
- ✓ Proof of service:
 - Personal service: Signed acknowledgment or witness statement
 - Postal service: Certificate of posting or tracking receipt
 - Email: Sent email with timestamp and read receipt
- ✓ Evidence of breach:
 - Rent arrears: Full rent payment history
 - Anti-social behaviour: Police reports, witness statements
 - Property damage: Photos, repair quotes
 - Other breaches: Relevant documentation

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Certificate of Service Template:

CERTIFICATE OF SERVICE

Property: 400 Wrexham Road
Wrexham
LL13 1AA

Contract-Holder(s): Megan ContractHolder

I certify that on [DATE], I served the Fault-Based Breach Notice dated [NOTICE DATE] by:

☒ Personal service - handed to contract-holder at [TIME] on [DATE]

☐ Left at dwelling - left in sealed envelope at [TIME] on [DATE]

☐ Postal service - sent by [METHOD] on [DATE], tracking/reference: [REF]

☐ Email - sent to [EMAIL] at [TIME] on [DATE]

Served by: _____

Signature: _____

Date: _____

Witness (if applicable):

Name: _____

Signature: _____

Date: _____

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What Happens After Service?

Waiting Period

Breach Notice Period:

- Rent arrears: Minimum 14 days
- Other breaches: 14 days to 1 month depending on severity

You cannot apply to court before this date expires.

If Breach is Remedied

If the contract-holder fixes the breach during the notice period:

- For rent arrears: They pay all outstanding rent
- For other breaches: They stop the behaviour or fix the problem
- The notice may no longer be valid - consult a solicitor before proceeding

If Contract-Holder Does Not Leave

You **CANNOT**:

- **✗** Change the locks
- **✗** Remove their belongings
- **✗** Cut off utilities
- **✗** Harass or threaten them
- **✗** Enter without permission

These are criminal offences in Wales

You **MUST**:

- **✓** Apply to the county court for a possession order
- **✓** Provide evidence of the breach
- **✓** Wait for the court hearing

- ✓ Only evict with a court order and bailiff

Common Mistakes to Avoid

- ✗ Wrong notice period - check minimum period for your breach type
- ✗ Not registered with Rent Smart Wales
- ✗ Insufficient breach evidence - document everything thoroughly
- ✗ Retaliatory eviction - cannot serve within 6 months of legitimate complaint
- ✗ Poor proof of service - always get evidence
- ✗ Self-help eviction - never change locks without court order

Useful Contacts

Rent Smart Wales:

- Website: www.rentsmart.gov.wales
- Phone: 03000 133 344

HM Courts & Tribunals Service:

- Website: www.gov.uk/government/organisations/hm-courts-and-tribunals-service
- Phone: 0300 123 1372

Shelter Cymru:

- Website: www.sheltercymru.org.uk
- Phone: 0345 075 5005

Legal Basis

Service Requirements: Renting Homes (Wales) Act 2016

Deposit Protection: Renting Homes (Wales) Act 2016

Illegal Eviction: Protection from Eviction Act 1977

Important: This is guidance only and does not constitute legal advice. If you're unsure about any step, consult a solicitor or legal advisor.

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Wales Fault-Based Breach Notice - Service and Validity Checklist

Purpose: Use this checklist to verify your fault-based breach notice was served correctly under the Renting Homes (Wales) Act 2016. Keep this checklist with your evidence file.

Notice Details

Landlord: Gareth Landlord

Landlord Address: 300 Newport Lane

Newport

NP20 1AA

Contract-Holder: Megan ContractHolder

Property Address: 400 Wrexham Road

Wrexham

LL13 1AA

Occupation Contract Start Date: 1 June 2023

Notice Service Date: 17 December 2025

Service Evidence Checklist

Confirm you have collected and retained the following evidence of service:

- Original signed fault-based breach notice
- Copy of the notice served to contract-holder
- Date and time of service recorded
- Method of service documented (hand delivery / first class post / recorded delivery)
- Proof of service:
 - If hand delivered: Photo of letterbox with notice visible, witness statement
 - If posted: Proof of postage receipt (Royal Mail certificate of posting)
 - If recorded delivery: Tracking number and delivery confirmation
- Witness details recorded (name, address, signature) if applicable
- Any correspondence from contract-holder acknowledging receipt
- Evidence of the breach (photos, rent statements, correspondence, etc.)

Keep All Evidence: You must prove both service of the notice and the breach itself. Document everything thoroughly.

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Validity Requirements (Renting Homes (Wales) Act 2016)

Verify your notice meets these validity requirements:

- Notice is in writing and contains required information (landlord, contract-holder, property address)
- Notice clearly states the breach or ground for possession
- Breach details provided with sufficient particulars
- Contract is a standard occupation contract (not secure or prohibited)
- Appropriate notice period given:
 - Rent arrears (serious breach): 14 days minimum
 - Anti-social behaviour (serious breach): 14 days minimum
 - Other breaches: Check specific section requirements
- Notice signed and dated by landlord or landlord's agent
- Landlord is registered with Rent Smart Wales (legally required)

⚠ CRITICAL WALES-SPECIFIC REQUIREMENTS:

- You must be registered with Rent Smart Wales - unlicensed landlords cannot serve valid notices
- The breach must be genuine and provable with evidence
- Notice period varies by breach type - ensure you've given sufficient notice
- For serious breaches (rent arrears, ASB), 14 days notice is typically required
- Court will assess reasonableness - ensure breach is substantial

After Service

Post-service actions:

- Wait until notice period has expired
- Do not change locks or remove contract-holder belongings (illegal eviction)
- Do not harass contract-holder or cut off utilities
- Continue documenting the breach if it persists
- If contract-holder remains after notice expires, apply to court for possession order
- Keep proof of service, breach evidence, and Rent Smart Wales registration readily accessible for court

Legal Basis: Renting Homes (Wales) Act 2016, Sections 157, 159, 161, 162 (breach-based grounds)

Rent Smart Wales: All landlords in Wales must be registered

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