

# 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:** 1 Downing Street, London, SW1 1AA  
**Landlord:** Mr Smith  
**Contract-Holder:** Mrs Smith  
**Date Generated:** 17 January 2026  
**Selected Ground(s):** Section 173 - none Fault

## 1. Landlord Registration

**CRITICAL - MUST COMPLY**

Requirement	Response	Status
Registered with Rent Smart Wales	Yes	<b>COMPLIANT</b>

## 2. Occupation Contract

**REQUIRED**

Requirement	Response	Status
Written Statement provided within 14 days	Yes	<b>COMPLIANT</b>

## 3. Deposit Protection

**REQUIRED (if deposit taken)**

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

## 4. Property Safety

**REQUIRED**

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

## 5. Eviction Safeguards

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### REQUIRED

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

## 6. Breach Evidence

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### CRITICAL - MUST COMPLY

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

## 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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