

Particulars of claim for possession of property located wholly in Wales
(rented residential premises)

Name of court	Claim No.
Name of Claimant(s)	
Name of Defendant(s)	

1. The claimant(s) has/have a right to possession of:

2. To the best of the claimant's knowledge the following persons are in possession of the property:

About Renting Homes (Wales) Act 2016 or Tenancy

3. (a) The premises are let to the defendant(s) under a(n) occupation contract/tenancy which began on _____

(b) The current rent is £ _____ and is payable each (week) (fortnight) (month).
(other _____).

(c) Any unpaid rent or charge for use and occupation should be calculated at £ _____ per day.
4. The reason the claimant(s) is asking for possession is:
 - (a) because the defendant(s) has not paid the rent due under the terms of the occupation contract/tenancy; and
 - (b) the amount due under the terms of the occupation contract/tenancy is serious rent arrears under the 2016 Act.
 - (c) details setout below details are shown on the attached rent statement
 - (d) because the defendant(s) has failed to comply with other terms of the occupation contract/tenancy.
 - (e) because: (including any (other) statutory grounds)
 - (f) that (in the case of non-mandatory grounds) it is just and reasonable to give possession.

5. The following steps have already been taken to recover any arrears:

6. The appropriate

notice seeking possession

notice of breach of occupation contract/lease

notice seeking a prohibited conduct standard contract order

other

was served on the defendant(s) on

Day

Month

Year

a copy of the notice is attached, marked 'A'

7. In the case of an application to terminate an introductory standard contract or a prohibited conduct standard contract by service of a notice under section 183 or section 181 of the 2016 Act, the notice informed the defendant of the right to apply for a review by the claimant and the time by which that application must be made. No such application has been made within the time limit or, where a review has been requested, this review has been completed and the claimant's decision remained unchanged.

About the defendant(s)

8. The following information is known about the defendant's circumstances:

About the claimant(s)

9a. The claimant(s) is/are asking the court to take the following financial or other information into account when making its decision whether or not to grant an order for possession:

9b. Was the landlord registered under Part 1 of the Housing (Wales) Act 2014?

Yes No

If Yes, give the registration number

9c. Was the landlord licenced under Part 1 of the 2014 Act?

Yes No

If Yes, give licence number

9d. Has the landlord appointed a licenced agent to be responsible for all the property management work in relation to the dwelling as permitted under Part 1 of the 2014 Act.

Yes No

If Yes, give details of the licenced agent

Name

Licence number

Date of appointment

If any registration and/or licence application relating to question 9(a-c) is outstanding or subject to appeal then a statement as to the position should be attached to this claim form marked 'G'.

Forfeiture

10. (a) There is no underlessee or mortgagee entitled to claim relief against forfeiture.

or (b) _____ of _____

is entitled to claim relief against forfeiture as underlessee or mortgagee.

What the court is being asked to do:

11. The claimant(s) asks the court to order that the defendant(s):
- (a) give the claimant(s) possession of the premises;
 - (b) pay the unpaid rent and any charge for use and occupation up to the date an order is made;
 - (c) pay rent and any charge for use and occupation from the date of the order until the claimant(s) recovers possession of the property;
 - (d) pay the claimant's costs of making this claim.
12. In the alternative to possession, is the claimant(s) asking the court to make a prohibited conduct standard contract order in relation to a secure contract?
- Yes No

Prohibited Conduct Standard Contract

This section must be completed if the claim includes a claim for a prohibited conduct standard contract order

13. The claim for a prohibited conduct standard contract order is made under s116 of the 2016 Act.
14. The claimant(s) is a community landlord (as defined by s 9 of the 2016 Act) or a registered charity.
15. Have the claimant(s) and the contract holder agreed terms of the periodic standard contract in addition to those incorporated by statute?
- Yes No

If Yes, please give details:

16. The claimant(s) is making a claim for an order imposing a prohibited conduct standard contract order because: (state the details of the conduct alleged and any other matters relied upon)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in these particulars of claim are true.

The claimant(s) believes that the facts stated in these particulars of claim are true. **I am authorised** by the claimant(s) to sign this statement.

Signature

Claimant

Litigation friend (where claimant is a child or a protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Date

Day

Month

Year

Full name

Name of legal representative's firm

If signing on behalf of firm or company give position or office held