

**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