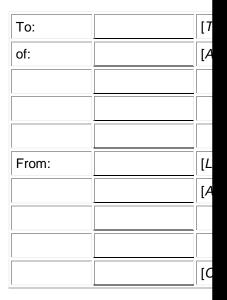
Landlord's Notice proposi Tenancy of premises situa Housing Act 1988 section 13(2)

Housing Act 1988 section 13(2 Periodic Tenancies) (Rent Inc.

The notes over the page give g



- 1. This notice affects the amour
- **2.** The landlord is proposing a new in place of the existing one of £
 - * delete as appropriate
- The first rent increase date afte (see note 11 over the page)
- **4.** The starting date for the new re (see notes 14 to 18 over the page
- **5.** Certain charges may be include the page.) The amounts of the ch

Charges	Amount i
	In the ex
Council tax	£
Water charges	£
Fixed service charges	£

6. If you accept the proposed new accept it, there are steps you sho Please see the notes over the p

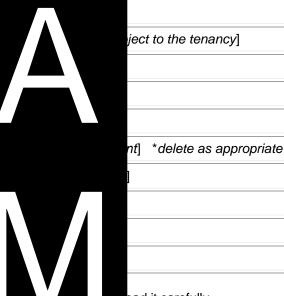
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an Assured Periodic

gulatory Reform (Assured

and tenants about this notice.



ead it carefully.

:][month][year]*, :_{]*}



in your rent. (See note 12 over

ntified (enter "nil" if appropriate)	
proposed new rent	

angements to pay it. If you do not date in paragraph 4 above.

Agent]* (see note 13 over the

ic Tenancy (England)

Please read these notes careful

Guidance notes for tenants

What you must do now

- 1. This notice proposes that you s notice. If you are in any doubt o should immediately either disc bureau, a housing advice centr
- 2. If you accept the proposed new standing order through your bank should also notify your Housing B Benefit or the Department for Wo Gov.UK website provides further not be able to pay your rent, you advice centre.
- 3. If you do **not** accept the proposlandlord, you can refer this notice of the proposed new rent in parthat you are doing so, otherwise hypoposed new rent.
- **4.** To refer the notice to the tribun proposing a new rent under an Astribunal (Form 6). You can obtain
- **5.** The tribunal will consider your a home should be. In setting a rent, reasonably expect for the propert the same terms. The tribunal may proposed new rent.
- **6.** In these Guidance notes for ter Upper Tribunal.

Guidance notes for landlords o

- 7. You can complete this notice in
- 8. This notice should be used whe tenancy (including an assured England. There is a different notinew rent or licence fee under an England) for proposing a new ren premises situated in England.
- **9.** Do not use this notice if the ten there is some other basis such as Any provision you rely on needs t there is any doubt on this score.
- **10.** You need to use a different fo tenancy (the first exception menti because of a proposed change of legal advice if you think this may a proposing different terms for a Stalegal stationer.
- 11. Unless the tenancy is a new of you must insert in paragraph 3 of rent is proposed to be, or was, indicatermines the date that you can

the date in paragraph 4 of the spect of this notice, you or take it to a citizens' advice or.

ments to pay it. If you pay by at the amount has changed. You thority if you are claiming a claiming Universal Credit. The If you are worried that you might citizens' advice bureau or housing

sh to discuss it with your

Io this before the starting date
ou should notify your landlord
you have agreed to pay the

Application referring a notice Agricultural Occupancy to a egal stationer.

the maximum rent for your hat rent the landlord could narket under a new tenancy on higher, lower or the same as the

the First-tier Tribunal or the

tice

rinted.

der an assured periodic

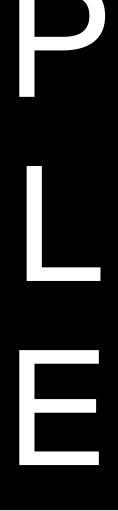
y) of premises situated in
or Licensor's Notice proposing a
ancy of premises situated in
ed agricultural occupancy of

term allowing rent increases, or the tenant for raising the rent. Legal advice should be sought if

se for a statutory periodic seeking to adjust rent solely f the Housing Act 1988. Seek n the form headed *Notice* om the First-tier Tribunal or a

s mentioned in note 17 applies, r 11th February 2003, on which notice procedure. That date e notice. See also note 16.

ic Tenancy (England)



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12. You should enter in each of the paragraph 5 either "nil" or the amenter amounts for council tax and charges directly. You should only in accordance with a term or condithe rent for the tenancy. Only enter agreed to pay a fixed sum. Do not service charge within the meaning the whole or part of the sum payar

13. You or your agent (someone are joint landlords, each landlord agreement. The signature does no printed or if you wish to use a lase

When the proposed new rent ca

14. The date in paragraph 4 of the 13(2) of the Housing Act 1988, as Tenancies) (Rent Increases) Order

15. The **first requirement**, which be given before the proposed nev

- one month for a tenancy which fortnightly;
- six months for a yearly tenancy
- in all other cases, a period equ three months in the case of a d

16. The **second requirement** applicable.

- a. the starting date for the particle the date on which the rent was the tenancy is new, the date
- b. that would result in an in of the date in paragraph 3 of earlier than 53 weeks from the

This allows rent increases to take tenancy is less than one month. Fincreased on, say, the first Monda quarterly, six monthly or yearly, reast April.

- **17.** The two exceptions to the sec has followed on from an earlier te
- where the tenancy was original a periodic basis (for instance, r
- where the tenancy came into e regulated tenancy under the Re

In these cases the landlord may prequirements referred to in notes

18. The **third requirement**, which start at the beginning of a period started on the 20th of the month, must begin then, not on any other instance, on a Monday, the new r

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third columns of the table in osed charge. You should only enant does not pay these which are payable by the tenant ese charges will be included in arges where the tenant has ariable service charge, ie a ord and Tenant Act 1985, where may vary according to costs.

sign and date this notice. If there on behalf of the rest with their f, for instance, the form is being

ne three requirements of section y Reform (Assured Periodic

a minimum period of notice must period is:

eriod, for instance weekly or

d of the tenancy - for example,

e note 17 for two exceptions):

be earlier than 52 weeks after statutory notice procedure or, if

k or more before the anniversary e starting date must not be as last increased.

year where the period of a veekly tenancy could be for a tenancy is monthly, ton a fixed date, for example,

oly where a statutory tenancy

nce, 6 months), but continues on : and

previous tenant who had a

However, the first and third erved.

t the proposed new rent must , if the tenancy is monthly, and day of the month, and a new rent hancy is weekly, and started, for

ic Tenancy (England)

