

NOTICE OF LANDLORD'S INTENTION TO END OCCUPATION CONTRACT AND ABANDONMENT ⁽¹⁾	
<i>This form is for use by a landlord to end the occupation contract because the landlord has abandoned the dwelling.</i>	
Part A: Landlord	Part B: Contract-Holder(s)
Name: John Smith	Name(s): Mrs Susan Contract
Address: 14 Landlord Road Cardiff CF10 1XX	
Part C: Sub-Holder(s)	Part D: Dwelling
Name(s) (if applicable):	Address:
	1 Rent Road Cardiff CF10 1XX
Landlord's Notice to End Occupation Contract	
The landlord believes that the contract-holder(s), have abandoned the above dwelling. ⁽²⁾	
If you, the contract-holder, are not the landlord, you must inform the landlord in writing before the end of the warning period. ⁽³⁾	
During the warning period, you must make such enquiries as are necessary to satisfy the landlord that you, the contract-holder, have abandoned the dwelling. If at the end of the warning period the landlord is satisfied that you, the contract-holder(s), have abandoned the dwelling, the landlord intends to end the occupation contract.	
If you do not respond to the landlord's enquiries, the landlord may be able to end the occupation contract. Any personal property remaining in the dwelling will be dealt with in accordance with the regulations made under the Renting Homes (Wales) Act 2016. ⁽⁶⁾	
<i>Note: The specified date is the day on which this notice is given to the contract-holder.</i>	
Signature	
Signed by, or on behalf of:	Date:
..... John Smith 1 November 2023

EXPLANATORY NOTES

1. This Notice can be used in occupation contracts where the dwelling has been abandoned.
2. The abandonment procedure can only be used if the occupation contract states that the property must be used as the only, or main, residence of the tenant. This is not currently incorporated into the Welsh Governments Model Occupation Contract.
3. The contract-holder must wait 14 days from the date the notice is served to inform the landlord (the warning period).
4. Make enquiries through the contract-holder to ensure the property has been abandoned, eg is the property empty? Has the contract-holder received a letter indicating vacating of the dwelling? make enquiries with neighbours to see if they have noticed anything which may negate abandonment? Try to contact the contract-holder by post, phone, email, etc.
5. If after the warning period the contract-holder and the landlord still believes the property has been abandoned, a notice should be served.
6. The landlord must wait 14 days from the date the contract-holder left at the property for at least 4 weeks before disposing of anything in the property.
7. A copy of the notice must be served by post and sent to any postal and email addresses. You must also provide copies to the contract-holder and any other persons who hold the contract.
8. This Example RHW27 Notice was served on 28 November 2023 and ends on 28 November 2023. This means that the contract-holder has 14 days to indicate she has not abandoned the dwelling and the property has continued to be abandoned, the second notice will be served on 12 December 2023. If the property has continued to be abandoned, the second notice will be served on 29 November 2023.