



Application Form Section 6(3) Housing Act 1988

Application referring a notice proposing different terms for a Statutory Periodic Tenancy to a Rent Assessment Committee

It is important that you read the notes below carefully before you complete this form.

Please write clearly in BLACK ink and tick boxes where appropriate.

This application form is also available in Welsh. Please contact the tribunal for a Welsh version of this form.

This is the correct form to use if you are a landlord or tenant who has been served with a notice, under section 6(2) of the Housing Act 1988, varying the terms of a Statutory Periodic Tenancy which arises when a fixed term of an Assured Tenancy, an Assured Shorthold Tenancy or an Assured Agricultural Occupancy ends.

Do not use this form if the landlord has proposed ONLY an increase in rent.

Documents

You must send the following documents (“required documents”) with this application:

- a copy of the Notice served on you proposing the new terms of the statutory periodic tenancy
- the written tenancy agreement (with a note of any variations). The written tenancy agreement will be returned to you.

Failure to send any required document(s) might make this application invalid.

Please do not send any other documents at this time. If and when further documents, information or evidence are needed, you will be asked to send them separately.

Please send the completed application form together with the required documents to:

**Residential Property Tribunal
Oak House
Cleppa Park
Celtic Springs
Newport
NP10 8BD**

Note to Applicants

Applicants are advised that any information that they provide to the Tribunal may be recorded in a decision document. All decisions made by the Tribunal are open to the public

Language Preference

The Residential Property Tribunal welcomes receiving correspondence in Welsh or English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. The Tribunal also welcomes phone calls in Welsh or English.

You may submit forms, documents and make written representations to the tribunal in Welsh or English.

The tribunal will accept applications by email to rpt@gov.wales or in hard copy by post.

Please inform the tribunal of your language preference by completing box 3 below.

1. DETAILS OF TENANT(S)

Name: _____

Address of premises to which the tenancy relates (*including postcode*): _____

Address for correspondence (*if different*): _____

Telephone: *Day*: _____ *Evening*: _____ *Mobile*: _____

Email address: _____

2. DETAILS OF LANDLORD OR AGENT(S)

Name: _____

Address (*including postcode*): _____

3. LANGUAGE PREFERENCE

Please indicate your language preference:

Written correspondence? Welsh / English (please delete as appropriate)

Verbal communication? Welsh / English (please delete as appropriate)

Do you wish to speak Welsh in any legal proceedings that may result from this application i.e. tribunal hearing or pre-trial review?

Yes / No (please delete as appropriate)

4. DETAILS OF PREMISES

(a) What type of accommodation do you rent?

- | | | | |
|----------------|--------------------------|------------------------|--------------------------|
| Room(s) | <input type="checkbox"/> | Semi-detached House | <input type="checkbox"/> |
| Flat | <input type="checkbox"/> | Fully Detached House | <input type="checkbox"/> |
| Terraced House | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> |

(b) If it is a flat or room(s), what floor(s) is it on?

- | | | | |
|------------------------|--------------------------|--------|--------------------------|
| Basement | <input type="checkbox"/> | First | <input type="checkbox"/> |
| Ground | <input type="checkbox"/> | Second | <input type="checkbox"/> |
| Other (please specify) | <input type="checkbox"/> | | |

(c) Give the number and type of rooms, e.g. 1 living room, 2 bedrooms, 1 bathroom etc

(d) Does the tenancy include any other facilities e.g. garden, garage or other separate building or land?

- YES NO

(e) If yes, please give details:

(f) Do you share any of the accommodation with:

- | | | |
|-------------------------------|------------------------------|-----------------------------|
| (i) the landlord | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| (ii) another tenant(s) | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

(g) If yes, please give details:

5. RENT

(a) What is the current rent?

£ _____ per (e.g. week, month etc.) _____

(b) Does the rent include Council Tax?

YES NO

(c) If yes, what amount is included for Council Tax?

£ _____ per (e.g. week, month etc.) _____

(d) Does the rent include water charges?

YES NO

(e) If yes, what is the amount that is included for water charges?

£ _____ per (e.g. week, month etc.) _____

6. ABOUT YOUR TENANCY

State the date when your present statutory periodic tenancy commenced

7. SERVICES

(a) Are any services provided under the tenancy (e.g. cleaning, lighting, heating, hot water or gardening etc)?

YES NO

(b) If yes, please give details:

(c) is a separate charge made for services, maintenance, repairs, landlord's costs of management or any other item?

YES NO

(d) if yes, what charge is payable?

£ _____ per (e.g. week, month etc.) _____

(e) does the charge vary according to the relevant costs?

YES NO

(f) if yes, please give details:

8. FURNITURE

(a) is any furniture provided under the tenancy?

YES NO

(b) If yes, please give details: Continue on a separate sheet if necessary or provide a copy of the inventory.

9. REPAIRS

(a) what repairs are the responsibility of the landlord?

(b) what repairs are the responsibility of the tenant?

10. TENANCY AGREEMENT

Is there a written tenancy agreement?

YES NO

Please give details (if known) of the other terms of the tenancy, e.g. whether the tenancy can be assigned (passed onto someone else) and if so whether a premium (a payment in addition to rent and equivalent to more than two months rent) is payable on assignment.

Continue on a separate sheet if necessary.
