WELSH STATUTORY INSTRUMENTS

2005 No. 1355 (W.103)

LANDLORD AND TENANT, WALES

The Landlord and Tenant (Notice of Rent) (Wales) Regulations 2005

Made - - - -	*17 May 2005*
Coming into force - -	*31 May 2005*

The National Assembly for Wales, in exercise of the powers conferred by section 166 of the Commonhold and Leasehold Reform Act 2002(**1**), hereby makes the following Regulations:

Title, commencement and application

1.—(1) The title of these Regulations is the Landlord and Tenant (Notice of Rent) (Wales) Regulations 2005 and come into force on 31 May 2005.

(2) These Regulations apply in relation to dwellings(**2**) in Wales only.

Interpretation

2. In these Regulations, "the 2002 Act" ("Deddf 2002") means the Commonhold and Leasehold Reform Act 2002.

Additional content and form of notice of rent due

3.—(1) A notice under subsection (1) of section 166 of the 2002 Act (Requirement to notify long leaseholders that rent is due) must contain (in addition to the information specified in accordance with paragraphs (a) and (b) of subsection (2) of that section and, if applicable, paragraph (c) of that subsection) —

(a) the name of the leaseholder to whom the notice is given;

(b) the period to which the rent demanded is attributable;

(c) the name of the person to whom payment is to be made, and the address for payment;

(d) the name of the landlord by whom the notice is given and, if not specified pursuant to sub-paragraph (c) above, that landlord's address; and

(**1**) 2002 c. 15. *See* the definition of "prescribed" in section 166(9) of the 2002 Act. By virtue of section 179(1) of that Act, the National Assembly for Wales is "the appropriate national authority" as respects Wales.

(**2**) *See* section 166(9) of the Commonhold and Leasehold Reform Act 2002 , the definition of "the 1985 Act" in section 179(2) of that Act, and section 2 of the Landlord and Tenant Act 1985.

(e) the information provided in the notes to the form set out in the Schedule to these Regulations.

(2) A notice under subsection (1) of section 166 of the 2002 Act must be in the form set out in the Schedule to these Regulations, or a form substantially to the same effect.

Signed on behalf of the National Assembly for Wales under section 66(1) of the Government of Wales Act 1998(**3**)

D. Elis-Thomas
17 May 2005 The Presiding Officer of the National Assembly

(**3**) 1998 c. 38.

SCHEDULE Regulation 3

FORM OF RENT DEMAND NOTICE

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166NOTICE TO LONG LEASEHOLDERS OF RENT DUE

At: To:

(*rhowch enw'r lesddeiliad(ion)*) (**nodyn 1**)	(*insert name(s) of leaseholder(s)*) (**note 1**)
Rhoddir yr hysbysiad hwn ynglyn â:	This notice is given in respect of :
(*rhowch gyfeiriad y fangre, gan gynnwys y cod post, y mae'r les hir yn ymwneud â hi*)	(*insert address of premises, including the postcode, to which the long lease relates*)
Mae'n ei gwneud yn ofynnol i chi dalu rhent o:	It requires you to pay rent of :
£	
(*rhowch y swm*) ar:	(*insert the sum*) on:
/ /	
(*rhowch y dyddiad - rhaid rhoi pob dyddiad ar ffurf rhifau yn hytrach na geiriau - e.e. 26/12/2005 fyddai 26 Rhagfyr 2005*) (**Nodyn 2**)	(*insert date - all dates must be completed using numbers not words - e.g. 26 December 2005 would be 26/12/2005*) (**Note 2**)
Mae'r rhent yn daladwy am y cyfnod canlynol:	The rent is payable in respect of the following period:
fesul wythnos ☐	per week
fesul mis calendr ☐	per calander month
fesul chwarter ☐	per quarter
fesul unrhyw gyfnod arall ☐	any other period
(TICIWCH y blwch priodol)	(TICK the appropriate box)