



Claim form for possession of a property located wholly in Wales

(accelerated procedure)
(assured shorthold tenancy)

Name of court	
Claim no.	
Fee Account no.	
Help with Fees - Ref no. (if applicable)	H W F - <input type="text"/> <input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/>

Is the property you are claiming possession of located wholly in Wales? Yes No

If No, and the property is not located wholly in Wales, use form 'N5B England'.



Claimant — (name(s) and address(es))	
<input type="text"/>	<input type="text"/>
Postcode <input type="text"/> <input type="text"/>	Postcode <input type="text"/> <input type="text"/>

Defendant(s) — (name(s) and address(es))	
<input type="text"/>	<input type="text"/>
Postcode <input type="text"/> <input type="text"/>	Postcode <input type="text"/> <input type="text"/>

The claimant is claiming possession of:
<input type="text"/>
Postcode <input type="text"/> <input type="text"/>

for the reasons given in the following pages.

The claimant is also asking for an order that you pay the costs of the claim.

IMPORTANT – TO THE DEFENDANT(S)

This claim means that the court will decide whether or not you have to leave the premises and, if so, when. There will not normally be a court hearing. You must act immediately.

Get help and advice from an advice agency or a solicitor.

Read all the pages of this form and the papers delivered with it.

Fill in the defence form (N11B WALES) and return it **within 14 days** of receiving this form.

Defendant's name and address for service

<input type="text"/>
Postcode <input type="text"/> <input type="text"/>

Court fee	£ <input type="text"/>
Legal representative's costs	£ <input type="text"/>
Total amount	£ <input type="text"/>
Issue date	<input type="text"/>

If you are a registered social landlord or a private registered provider of social housing claiming possession of premises let under a demoted assured shorthold tenancy, you should complete **only** 1, 5 –12.

1. The claimant seeks an order that the defendant(s) give possession of:

(If the premises of which you seek possession are part of a building identify the part eg. Flat 3, Rooms 6 and 7)

Postcode

(‘the premises’) which is a dwelling house part of a dwellinghouse

Is it a demoted tenancy? Yes No

If Yes, complete the following:

On the , the County Court at _____

made a demotion order. A copy of the most recent (assured) (secure) tenancy agreement marked ‘**A**’ and a copy of the demotion order marked ‘**B**’ is attached to this claim form. The defendant was previously (an assured) (a secure) tenant.

2. On the , the claimant entered into a written tenancy agreement with the defendant(s).

A copy of it, marked ‘**A**’ is attached to this claim form. The tenancy did not immediately follow an assured tenancy which was not an assured shorthold tenancy.

[One or more subsequent written tenancy agreements have been entered into. A copy of the most recent one, made on , marked ‘**A1**’, is also attached to this claim form.]

3. Both the [first] tenancy and the agreement for it were made on or after 28 February 1997.

- a) No notice was served on the defendant stating that the tenancy would not be, or continue to be, an assured shorthold tenancy.
- b) There is no provision in the tenancy agreement which states that it is not an assured shorthold tenancy.
- c) The ‘agricultural worker condition’ defined in Schedule 3 to the Housing Act 1988 is not fulfilled with respect to the property.

(or)

Both the [first] tenancy and the agreement for it were made on or after 15 January 1989.

- a) The [first] tenancy agreement was for a fixed term of not less than six months.
- b) There was no power for the landlord to end the tenancy earlier than six months after it began.
- c) On the (before the tenancy began) a notice in writing, stating that the tenancy was to be an assured shorthold tenancy, was served on the defendant(s). It was served by:

d) Attached to this claim form is a copy of that notice marked ‘**B**’ [and proof of service marked ‘**B1**’].

4. Whenever a new tenancy agreement has replaced the first tenancy agreement or has replaced a replacement tenancy agreement,

- a) has it been of the same, or substantially the same, premises? Yes No N/A
- b) was the landlord and tenant the same people at the start of the replacement tenancy as the landlord and tenant at the end of the tenancy which it replaced? Yes No N/A

5. On the

D	D	M	M	Y	Y	Y	Y
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, a notice in writing (under s.21 of the Housing Act 1988), saying that possession of the premises was required, was served upon the defendant(s). It was served by (state how, when and by whom the notice was sent or delivered):

The notice expired on the

D	D	M	M	Y	Y	Y	Y
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Attached to this claim form is a copy of that notice marked 'C' [and proof of service marked 'C1'].

6. Is the property part of a house in multiple occupation? Yes No

If Yes, complete the following:

- (a) The property is part of a house in multiple occupation and is required to be licensed under part 2 of the Housing Act 2004 and has a valid licence.

The licence was issued by

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(name of authority)

on

D	D	M	M	Y	Y	Y	Y
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If the licence application is outstanding with the local housing authority, evidence of the application should be attached to this claim form marked 'D'.

- Is the property required to be licensed under Part 3 of the Housing Act 2004? Yes No

If Yes, complete the following:

- (b) The property is licensed under part 3 of the Housing Act.

The licence was issued by

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(name of authority)

on

D	D	M	M	Y	Y	Y	Y
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If the licence application is outstanding with the local housing authority, evidence of the application should be attached to this claim form marked 'E'.

7. Is the landlord a registered social landlord or a fully mutual housing association? Yes No

8. If you were not the landlord when the section 21 Assured Shorthold Tenancy (AST) notice (that is on the date set out in Section 5 of this claim form) was given, when was the landlord's interest assigned to you?

D	D	M	M	Y	Y	Y	Y
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9. When the section 21 Assured Shorthold Tenancy (AST) notice (that is on the date set out in Section 5 of this claim form) was given,

- (a) Was the landlord a landlord by assignment? Yes No

If Yes, then state the nature of the assignment and its date

State nature of assignment

Give date of assignment

D	D	M	M	Y	Y	Y	Y
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Has the assignment been registered?

Yes No

If Yes, on what date did the registration take place

D	D	M	M	Y	Y	Y	Y
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(b) Was the landlord registered Yes No

If Yes, state the registration number

(c) Was the landlord licenced Yes No

If Yes, state the license number

(d) Had the landlord appointed a licensed agent to be responsible for all the property management work in relation to the dwelling? Yes No

If Yes, give the details of the licensed agent:

Name of licensed agent

License number

Date of appointment

D	D	M	M	Y	Y	Y	Y
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If the registration and/or the licence application is outstanding or the licence application is subject to appeal then a statement as to and evidence of the position should be attached to this claim form marked 'F'.

10. The following section must be completed in all cases.

(a) Was a money deposit received in relation to the tenancy or in relation to a tenancy directly or indirectly replaced? Yes No

If Yes, complete the following:

(b) on what date did the fixed term come to an end?

D	D	M	M	Y	Y	Y	Y
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(c) has the landlord protected the deposit by lodging it in a Tenancy Deposit Scheme (TDS) authorised under Part 6 of the Housing Act 2004? Yes No

(d) when was the deposit lodged?

D	D	M	M	Y	Y	Y	Y
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(e) what is the deposit reference number?

(f) is a copy of the TDS certificate attached? Yes No

(g) has the landlord given the tenant the prescribed information in relation to the deposit and the operation of the TDS? Yes No

(h) on what date was the prescribed information given?

D	D	M	M	Y	Y	Y	Y
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(i) has the deposit been repaid to the tenant? Yes No

If Yes –

on what date was it repaid?

D	D	M	M	Y	Y	Y	Y
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11. If the defendant(s) seek(s) postponement of possession on the grounds of exceptional hardship, is the claimant content that the request be considered without a hearing? Yes No

12. The claimant asks the court to order that the defendant(s)
deliver up possession of the property
to pay the costs of this claim

Please tick the boxes to show which documents you have attached in support of the claim

<input type="checkbox"/> Copy of the most recent (assured) (secure) tenancy agreement marked ' A '	Question 1 See page 2
<input type="checkbox"/> Copy of the demotion order marked ' B '	
<input type="checkbox"/> Copy of the most recent written tenancy agreement marked ' A '	Question 2 See page 2
<input type="checkbox"/> Where one or more tenancy agreements have been entered into a copy of the most recent one marked ' A1 '	
<input type="checkbox"/> Copy of the notice in writing, stating that the tenancy was to be an AST marked ' B '	Question 3 See page 2
<input type="checkbox"/> Proof service of the document of the notice marked ' B1 '	
<input type="checkbox"/> Copy of the notice saying that possession was required marked ' C '	Question 5 See page 3
<input type="checkbox"/> Proof of service of the notice requiring possession marked ' C1 '	
<input type="checkbox"/> Evidence of any outstanding licence application under Part 2 of the Housing Act 2004 marked ' D '	Question 6 See page 3
<input type="checkbox"/> Evidence of any outstanding licence application under Part 3 of the Housing Act 2004 marked ' E '	
<input type="checkbox"/> Statement as to evidence of the position of registration and or licence application appeal marked ' F '	Question 9 See page 4