

*These notes refer to the Renting Homes (Wales) Act 2016  
(c.1) which received Royal Assent on 18 January 2016*

# **RENTING HOMES (WALES) ACT 2016**

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## **EXPLANATORY NOTES**

### **COMMENTARY ON SECTIONS**

#### **Part 9 - Termination Etc. of Occupation Contracts**

##### *Chapter 15 - Forfeiture and Notices to Quit Not Available*

##### *Section 232 – Forfeiture and notices to quit*

491. This section provides that landlords under occupation contracts may not do certain things, even if they may appear to have the right to do those things under the contract, or under other law.
492. So, any provision in an occupation contract or any other legal right allowing the landlord to give a notice to quit, or granting rights in relation to re-entry or forfeiture, has no effect.
493. A right to forfeiture is a landlord's unilateral right to bring a tenancy to an end in the event of a breach by the tenant.