

*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

EXPLANATORY NOTES

COMMENTARY ON SECTIONS

Part 9 - Termination Etc. of Occupation Contracts

Chapter 7 – Termination of Fixed Term Standard Contracts

Section 194 – Landlord’s break clause and Section 195 - Minimum notice period

437. A fixed term standard contract may contain a landlord’s break clause. This break clause enables the landlord to end the contract before the end of the fixed term, by giving notice to the contract-holder. Sections 195 to 201 are fundamental provisions incorporated into all fixed term standard contracts that have a landlord’s break clause. Section 195 provides that the date for giving up possession specified in the notice must be more than two months after the date on which the notice is given.