



Renting Homes (Wales) Act 2016

2016 anaw 1

PART 3

PROVISIONS APPLYING TO ALL OCCUPATION CONTRACTS

CHAPTER 5

JOINT CONTRACT-HOLDERS AND JOINT LANDLORDS

Joint contract-holders: survivorship

52 Joint contract-holder ceasing to be a party to the occupation contract

- (1) If a joint contract-holder under an occupation contract dies, or ceases to be a party to the contract for some other reason, from the time he or she ceases to be a party the remaining joint contract-holders are—
 - (a) fully entitled to all the rights under the contract, and
 - (b) liable to perform fully every obligation owed to the landlord under the contract.
- (2) The joint contract-holder is not entitled to any right or liable to any obligation in respect of the period after he or she ceases to be a party to the contract.
- (3) Nothing in subsection (1) or (2) removes any right or waives any liability of the joint contract-holder accruing before he or she ceases to be a party to the contract.
- (4) This section does not apply where a joint contract-holder ceases to be a party to the contract because his or her rights and obligations under the contract are transferred in accordance with the contract.
- (5) This section is a fundamental provision which is incorporated as a term of all occupation contracts; section 20 provides that this section—
 - (a) must be incorporated, and

Status: Point in time view as at 01/12/2022.

Changes to legislation: Renting Homes (Wales) Act 2016, Cross Heading: Joint contract-holders: survivorship is up to date with all changes known to be in force on or before 02 May 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

(b) must not be incorporated with modifications.

Commencement Information

I1 S. 52 in force at 1.12.2022 by S.I. 2022/906, art. 2

Status:

Point in time view as at 01/12/2022.

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