



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 3

### PROVISIONS APPLYING TO ALL OCCUPATION CONTRACTS

#### CHAPTER 6

##### RIGHT TO OCCUPY WITHOUT INTERFERENCE

#### **54 Right to occupy without interference from landlord**

- (1) The landlord under an occupation contract may not, by any act or omission, interfere with the contract-holder's right to occupy the dwelling.
- (2) The landlord does not interfere with the contract-holder's right to occupy the dwelling by reasonably exercising the landlord's rights under the contract.
- (3) The landlord does not interfere with the contract-holder's right to occupy the dwelling because of a failure to comply with repairing obligations (within the meaning of section 100(2)).
- (4) The landlord is to be treated as having interfered with the contract-holder's right if a person who—
  - (a) acts on behalf of the landlord, or
  - (b) has an interest in the dwelling, or part of it, that is superior to the landlord's interest,interferes with the contract-holder's right by any lawful act or omission.
- (5) This section is a fundamental provision which is incorporated as a term of all occupation contracts.