



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 7

PROVISIONS APPLYING ONLY TO FIXED TERM STANDARD CONTRACTS

### CHAPTER 4

JOINT CONTRACT-HOLDERS: WITHDRAWAL

#### **138 Withdrawal of joint contract-holder using contract-holder's break clause**

- (1) If a fixed term standard contract contains a contract-holder's break clause, it may provide that if there are joint contract-holders, a notice given to the landlord by one or more (but not all) of them that purports to be a notice under the break clause is to be treated as a notice that the joint contract-holder intends (or the joint contract-holders intend) to withdraw from the contract (“a withdrawal notice”).
- (2) If it does so, it must also make provision equivalent to subsections (4) and (5) of sections 111 and 130.

#### **Commencement Information**

**II** S. 138 in force at 1.12.2022 by S.I. 2022/906, art. 2

**Changes to legislation:**

Renting Homes (Wales) Act 2016, CHAPTER 4 is up to date with all changes known to be in force on or before 13 April 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.  
[View outstanding changes](#)

**Changes and effects yet to be applied to :**

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)