



Renting Homes (Wales) Act 2016

2016 anaw 1

PART 9 **E+W**

TERMINATION ETC. OF OCCUPATION CONTRACTS

CHAPTER 1 **E+W**

OVERVIEW AND INTRODUCTORY PROVISIONS

Modifications etc. (not altering text)

- C1 Pt. 9 excluded (1.12.2022) by 2004 c. 34, s. 33(c) (as inserted by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **28(2)(c)**)

Overview

147 Overview of Part **E+W**

The following table provides an overview of this Part—

TABLE 1

CHAPTER	OCCUPATION CONTRACTS TO WHICH IT APPLIES	CONTENT OF CHAPTER
1	All occupation contracts (except section 151, which applies only to introductory standard contracts and prohibited	(a) ways in which occupation contracts may be ended, (b) circumstances in which landlords

Changes to legislation: *Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 24 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. (See end of Document for details) View outstanding changes*

	conduct standard contracts)	may make a claim to the court for recovery of possession of a dwelling, and (c) “possession notices”, which are notices landlords must give to contract-holders before making a possession claim under section 157 (breach of contract), [F1section 160] (in relation to estate management grounds), sections 165 or 170 (recovery of possession after contract-holder's notice), section 181 or 187 (serious rent arrears) or section 191 (recovery of possession after use of contract-holder's break clause).
2	All occupation contracts	Certain circumstances in which occupation contracts can end without a possession claim.
3	All occupation contracts	Landlords' possession claims on— (a) ground of contract-holder's breach of contract, and (b) estate management grounds.
4	Secure contracts	Contract-holder's right to end the contract.
5	Periodic standard contracts	(a) contract-holder's right to end the contract, and

Changes to legislation: Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 24 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. (See end of Document for details) View outstanding changes

		(b) rights of landlord to end the contract and make a possession claim.
6 and 7	Fixed term standard contracts	(a) what happens at the end of the term, (b) contract-holder's right to end the contract, and (c) rights of landlord to end the contract and make a possession claim.
8	Introductory standard contracts and prohibited conduct standard contracts	Review by landlord, when required by contract-holder, of landlord's decision to give a notice requiring possession on certain grounds.
9 and 10	All occupation contracts	(a) powers of court in relation to all possession claims, and (b) powers of court in relation to possession claims concerning discretionary grounds for possession.
11	Secure contracts	Powers and duties of court in relation to possession claims concerning a contract-holder's notice.
12	Standard contracts	Powers and duties of court in relation to possession claims concerning absolute grounds for possession.
13 to 15	All occupation contracts	(a) rights of landlord in relation to abandonment of dwelling by contract-holder, (b) termination and exclusion where there are joint contract-holders, and

Changes to legislation: *Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 24 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. (See end of Document for details) View outstanding changes*

- (c) forfeiture and notices to quit not available in relation to occupation contracts.

Textual Amendments

F1 Words in s. 147 substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), [Sch. 6 para. 13](#)

Commencement Information

I1 [S. 147](#) in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

Permissible termination, possession claims and notices requiring possession

148 Permissible termination etc. **E+W**

- (1) An occupation contract may be ended only in accordance with—
 - (a) the fundamental terms of the contract which incorporate fundamental provisions set out in this Part or other terms included in the contract in accordance with this Part, or
 - (b) an enactment.
- (2) Nothing in this section affects—
 - (a) any right of the landlord or contract-holder to rescind the contract, or
 - (b) the operation of the law of frustration.
- (3) 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
 - (b) must not be incorporated with modifications.

Commencement Information

I2 [S. 148](#) in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

149 Possession claims **E+W**

- (1) The landlord under an occupation contract may make a claim to the court for recovery of possession of the dwelling from the contract-holder (“a possession claim”) only in the circumstances set out in Chapters 3 to 5 and 7.
- (2) 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
 - (b) must not be incorporated with modifications.

Changes to legislation: Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 24 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. (See end of Document for details) View outstanding changes

Commencement Information

I3 S. 149 in force at 1.12.2022 by S.I. 2022/906, art. 2

150 Possession notices **E+W**

- (1) This section applies in relation to a possession notice which a landlord is required to give to a contract-holder [^{F2}under any of the following sections] before making a possession claim [^{F3}—
- (a) section 159 (in relation to a breach of contract by a contract-holder);
 - (b) section 161 (in relation to estate management grounds);
 - (c) section 166, 171 or 192 (in relation to a contract-holder's notice);
 - (d) section 182 or 188 (in relation to serious rent arrears under a standard contract).]
- (2) The notice must (in addition to specifying the ground on which the claim will be made)—
- (a) state the landlord's intention to make a possession claim,
 - (b) give particulars of the ground, and
 - (c) state the date after which the landlord is able to make a possession claim.
- (3) This section is a fundamental provision which is incorporated as a term of all occupation contracts.

Textual Amendments

F2 Words in s. 150(1) inserted (7.6.2021) by Renting Homes (Amendment) (Wales) Act 2021 (asc 3), s. 19(3), Sch. 6 para. 14(a)

F3 S. 150(1)(a)-(d) inserted (7.6.2021) by Renting Homes (Amendment) (Wales) Act 2021 (asc 3), s. 19(3), Sch. 6 para. 14(b)

Commencement Information

I4 S. 150 in force at 1.12.2022 by S.I. 2022/906, art. 2

Notices requiring possession: introductory standard contracts and prohibited conduct standard contracts

151 Introductory standard contracts and prohibited conduct standard contracts: notices under sections 173 and 181 **E+W**

- (1) Subsection (2) applies in relation to—
- (a) a notice given under section 173 (landlord's notice) in connection with an introductory standard contract or a prohibited conduct standard contract;
 - (b) a possession notice given under section 181 (serious rent arrears) in connection with an introductory standard contract or a prohibited conduct standard contract.

Changes to legislation: Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 24 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. (See end of Document for details) [View outstanding changes](#)

- (2) The notice must (in addition to complying with any other requirements under this Act) inform the contract-holder of the right to apply for a review under section 202 (review by landlord), and of the time by which the application must be made.
- (3) This section is a fundamental provision which is incorporated as a term of all introductory standard contracts and prohibited conduct standard contracts.

Commencement Information

I5 [S. 151](#) in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

Changes to legislation:

Renting Homes (Wales) Act 2016, CHAPTER 1 is up to date with all changes known to be in force on or before 24 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](#)