



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 9

### TERMINATION ETC. OF OCCUPATION CONTRACTS

#### CHAPTER 7

##### TERMINATION OF FIXED TERM STANDARD CONTRACTS

###### *End of fixed term: landlord's notice*

**186 Landlord's notice in connection with end of term [<sup>F1</sup>of contract within Schedule 9B]**

(1) The landlord under a fixed term standard contract [<sup>F2</sup>which is within Schedule 9B] may, before or on the last day of the term for which the contract was made, give the contract-holder notice that he or she must give up possession of the dwelling on a date specified in the notice.

<sup>F3</sup>(2) .....

(3) [<sup>F4</sup>The] specified date—

- (a) may not be before the last day of the term for which the contract was made, and
- (b) may not be less than two months after the day on which the notice is given to the contract-holder.

<sup>F5</sup>(4) .....

(5) If the landlord gives the contract-holder a notice under subsection (1), the landlord may on that ground make a possession claim.

(6) Section 215 provides that if the court is satisfied that the ground is made out, it must make an order for possession of the dwelling (subject to any available defence based on the contract-holder's Convention rights).

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**Changes to legislation:** *Renting Homes (Wales) Act 2016, Cross Heading: End of fixed term: landlord's notice 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. (See end of Document for details) View outstanding changes*

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- (7) The landlord may not make a possession claim on that ground before the end of the fixed term standard contract.
- (8) This section is a fundamental provision which is incorporated as a term of all fixed term standard contracts [<sup>F6</sup>which are within Schedule 9B.]

#### Textual Amendments

- F1** Words in s. 186 heading inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 10(2)**, 19(3)
- F2** Words in s. 186(1) inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 10(1)(a)**, 19(3)
- F3** S. 186(2) omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 10(1)(b)**, 19(3)
- F4** Word in s. 186(3) substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 10(1)(c)**, 19(3)
- F5** S. 186(4) omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 10(1)(d)**, 19(3)
- F6** Words in s. 186(8) substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 10(1)(e)**, 19(3)

#### 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)**)
- C2** S. 186 excluded (1.12.2022) by 2004 c. 34, s. 98A (as inserted by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **28(6)**)

#### Commencement Information

- I1** S. 186 in force at 1.12.2022 by [S.I. 2022/906](#), **art. 2**

### [<sup>F7</sup>186A Restrictions on giving notice under section 186: breaches of statutory obligations

Schedule 9A imposes restrictions on the giving of notice under section 186, related to breaches of certain statutory obligations.]

#### Textual Amendments

- F7** S. 186A inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), **ss. 6(3)**, 19(3)

#### Commencement Information

- I2** S. 186A in force at 1.12.2022 by [S.I. 2022/906](#), **art. 2**

**Changes to legislation:**

Renting Homes (Wales) Act 2016, Cross Heading: End of fixed term: landlord's notice 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.

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**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](#)