



Renting Homes (Wales) Act 2016

2016 anaw 1

PART 9

TERMINATION ETC. OF OCCUPATION CONTRACTS

CHAPTER 8

REVIEW BY LANDLORD OF DECISION TO GIVE NOTICE REQUIRING POSSESSION

(THIS CHAPTER APPLIES ONLY TO INTRODUCTORY STANDARD CONTRACTS AND PROHIBITED CONDUCT STANDARD CONTRACTS)

202 Review of decision to terminate introductory standard contract or prohibited conduct standard contract

- (1) This section applies only in relation to introductory standard contracts and prohibited conduct standard contracts.
- (2) If the landlord decides to give a contract-holder a notice under section 173 (landlord's notice) or a possession notice specifying the ground in section 181 (serious rent arrears), the contract-holder may request that the landlord carries out a review of that decision.
- (3) A request for a review must be made to the landlord before the end of the period of 14 days (or such longer period as the landlord may allow in writing) starting with the day on which the landlord gives the contract-holder the notice.

203 Landlord's review of decision to give a notice

- (1) If the contract-holder, in accordance with section 202, requests a review of the landlord's decision to give a notice, the landlord must carry out the review.
- (2) Following a review, the landlord may—
 - (a) confirm the decision to give the notice, or

- (b) reverse the decision.
- (3) The landlord must notify the contract-holder of the outcome of the review before the date after which the landlord is able to make a possession claim.
- (4) If the landlord confirms the decision, the notice must set out the reasons for the confirmation.
- (5) The Welsh Ministers may prescribe the procedure to be followed in connection with a review under this section.
- (6) Regulations under subsection (5) may, amongst other things—
 - (a) require the review to be carried out by a person of appropriate seniority who has not been involved in the decision, and
 - (b) set out circumstances in which a contract-holder is entitled to an oral hearing, and whether and by whom he or she may be represented at such a hearing.