



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 9

### TERMINATION ETC. OF OCCUPATION CONTRACTS

#### CHAPTER 1

##### OVERVIEW AND INTRODUCTORY PROVISIONS

###### *Overview*

#### 147 Overview of Part

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 conduct standard contracts)	(a) ways in which occupation contracts may be ended, (b) circumstances in which landlords may make a claim to the court for recovery of possession of a dwelling, and

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**Changes to legislation:** *Renting Homes (Wales) Act 2016, Section 147 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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|---|-----------------------------|--|
|   |                             | (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—<br>(a) ground of contract-holder's breach of contract, and<br>(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<br>(b) rights of landlord to end the contract and make a possession claim.  |

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6 and 7	Fixed term standard contracts	<ul style="list-style-type: none"> <li>(a) what happens at the end of the term,</li> <li>(b) contract-holder's right to end the contract, and</li> <li>(c) rights of landlord to end the contract and make a possession claim.</li> </ul>
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	<ul style="list-style-type: none"> <li>(a) powers of court in relation to all possession claims, and</li> <li>(b) powers of court in relation to possession claims concerning discretionary grounds for possession.</li> </ul>
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	<ul style="list-style-type: none"> <li>(a) rights of landlord in relation to abandonment of dwelling by contract-holder,</li> <li>(b) termination and exclusion where there are joint contract-holders, and</li> <li>(c) forfeiture and notices to quit not available in relation to</li> </ul>

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occupation  
contracts.

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**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**

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**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)**)

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**Commencement Information**

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

**Changes to legislation:**

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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](#)