



# Renting Homes (Wales) Act 2016

**2016 anaw 1**

## **PART 9**

### **TERMINATION ETC. OF OCCUPATION CONTRACTS**

#### **CHAPTER 12**

##### **POSSESSION CLAIMS: POWERS OF COURT IN RELATION TO ABSOLUTE GROUNDS**

**(THIS CHAPTER APPLIES ONLY TO STANDARD CONTRACTS)**

*Absolute grounds for possession relating to standard contracts*

#### **215 Notice grounds**

- (1) Subsection (2) applies if—
  - (a) the landlord under a standard contract makes a possession claim on the ground in section 170 or 191 (contract-holder's notice) or section 186 (landlord's notice in connection with end of fixed term), and
  - (b) the court is satisfied that the ground is made out.
- (2) The court must make an order for possession of the dwelling (subject to any available defence based on the contract-holder's Convention rights).
- (3) Subsection (4) applies if—
  - (a) the landlord under a standard contract makes a possession claim on the ground in section 178 or 199 (landlord's notice), and
  - (b) the court is satisfied that the ground is made out.
- (4) The court must make an order for possession of the dwelling unless section 217 (retaliatory evictions) applies (and subject to any available defence based on the contract-holder's Convention rights).

(5) This section is subject to section 218 (review by the county court).