



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 3

### PROVISIONS APPLYING TO ALL OCCUPATION CONTRACTS

#### CHAPTER 7

##### ANTI-SOCIAL BEHAVIOUR AND OTHER PROHIBITED CONDUCT

##### **55 Anti-social behaviour and other prohibited conduct**

- (1) The contract-holder under an occupation contract must not engage or threaten to engage in conduct capable of causing nuisance or annoyance to a person with a right (of whatever description)—
  - (a) to live in the dwelling subject to the occupation contract, or
  - (b) to live in a dwelling or other accommodation in the locality of the dwelling subject to the occupation contract.
- (2) The contract-holder must not engage or threaten to engage in conduct capable of causing nuisance or annoyance to a person engaged in lawful activity—
  - (a) in the dwelling subject to the occupation contract, or
  - (b) in the locality of that dwelling.
- (3) The contract-holder must not engage or threaten to engage in conduct—
  - (a) capable of causing nuisance or annoyance to—
    - (i) the landlord under the occupation contract, or
    - (ii) a person (whether or not employed by the landlord) acting in connection with the exercise of the landlord's housing management functions, and
  - (b) that is directly or indirectly related to or affects the landlord's housing management functions.

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*Status: This is the original version (as it was originally enacted).*

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- (4) The contract-holder may not use or threaten to use the dwelling subject to the occupation contract, including any common parts and any other part of a building comprising the dwelling, for criminal purposes.
- (5) The contract-holder must not, by any act or omission—
  - (a) allow, incite or encourage any person who is living in or visiting the dwelling to act as mentioned in subsections (1) to (3), or
  - (b) allow, incite or encourage any person to act as mentioned in subsection (4).
- (6) 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.