



OFFERYNNAU STATUDOL
CYMRU

WELSH STATUTORY
INSTRUMENTS

2022 Rhif 1172 (Cy. 242)

2022 No. 1172 (W. 242)

TAI, CYMRU

HOUSING, WALES

Rheoliadau Deddf Rhentu Cartrefi
(Cymru) 2016 (Darpariaethau
Arbed a Darpariaethau Trosiannol)
2022

The Renting Homes (Wales) Act
2016 (Saving and Transitional
Provisions) Regulations 2022

NODYN ESBONIADOL

EXPLANATORY NOTE

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

(This note is not part of the Regulations)

Mae'r Rheoliadau hyn yn gwneud darpariaethau arbed a darpariaethau trosiannol mewn perthynas â Deddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) ("Deddf 2016").

These Regulations make saving and transitional provisions in relation to the Renting Homes (Wales) Act 2016 (anaw 1) ("the 2016 Act").

Mae rheoliadau 2 i 5 yn gwneud darpariaeth mewn perthynas ag achosion adennill meddiant. Mae rheoliad 2 yn gymwys i denantiaethau diogel, rheoliad 3 yn gymwys i denantiaethau sicr, rheoliad 4 yn gymwys i denantiaethau rhagarweiniol a rheoliad 5 yn gymwys i denantiaethau isradd.

Regulations 2 to 5 make provision in relation to possession proceedings. Regulation 2 applies to secure tenancies, regulation 3 applies to assured tenancies, regulation 4 applies to introductory tenancies and regulation 5 applies to demoted tenancies.

Mae rheoliadau 6 a 7 yn gwneud darpariaeth mewn perthynas ag estyn cyfnod rhagarweiniol. Mae rheoliad 6 yn gwneud darpariaeth mewn perthynas ag adolygiad o'r penderfyniad i estyn y cyfnod rhagarweiniol. Mae rheoliad 7 yn gwneud darpariaeth mewn perthynas â'r weithdrefn ar gyfer adolygu penderfyniad i estyn y cyfnod rhagarweiniol pan fo'r adolygiad, o dan adran 125B o Ddeddf Tai 1996, wedi dechrau cyn y diwrnod penodedig (pa bryd bynnag y daw i ben). Y diwrnod penodedig yw'r diwrnod a bennir gan Weinidogion Cymru fel y diwrnod y daw adran 239 o Ddeddf 2016 i rym. Mae rheoliad 7 hefyd yn darparu bod Rheoliadau Tenantiaethau Rhagarweiniol (Adolygu Penderfyniadau i Estyn Cyfnod Treialu) (Cymru) 2006 yn parhau i gael effaith mewn perthynas ag adolygiadau y mae rheoliad 7 yn gymwys iddynt.

Regulations 6 and 7 make provision in relation to an extension of an introductory period. Regulation 6 makes provision in relation to a review of the decision to extend the introductory period. Regulation 7 makes provision in relation to the procedure for reviewing a decision to extend the introductory period where the review, under section 125B of the Housing Act 1996, started before the appointed day (whenever concluded). The appointed day is the day appointed by the Welsh Ministers as the day on which section 239 of the 2016 Act comes into force. Regulation 7 also provides that the Introductory Tenancies (Review of Decisions to Extend a Trial Period) (Wales) Regulations 2006 continue to have effect in relation to reviews to which regulation 7 applies.

Mae rheoliadau 8 a 9 yn gwneud darpariaeth mewn perthynas â blaendaliadau tenantiaeth. Mae rheoliad 8 yn gwneud darpariaeth drosiannol mewn cysylltiad â blaendal tenantiaeth a dalwyd yn unol â Phennod 4 o Ran 6 o Ddeddf Tai 2004 (“Deddf 2004”) cyn y diwrnod penodedig pan fo’r denantiaeth fyrddaliol y talwyd y blaendal hwnnw mewn cysylltiad â hi yn trosi i fod yn gontract meddiannaeth ar y diwrnod hwnnw. Mae rheoliad 9 yn darparu bod darpariaethau penodol o Ddeddf 2004 yn parhau i gael effaith mewn cysylltiad â cheisiadau a wnaed i’r llys sirol cyn y diwrnod penodedig.

Mae rheoliad 10 yn gwneud darpariaeth mewn cysylltiad â phennu rhent o dan Ddeddf Tai 1988 ac yn darparu bod Rheoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) 1971, Rheoliadau Tenantiaethau Sicr a Meddianaethau Amaethyddol Sicr (Ffurflenni) 1997 a Gorchymyn Tenantiaethau Sicr a Meddianaethau Amaethyddol Sicr (Gwybodaeth am Rent) 1998 yn parhau i gael effaith fel yr oeddent yn union cyn y diwrnod penodedig o dan amgylchiadau penodedig.

Mae rheoliadau 11 i 13 yn gwneud darpariaeth mewn perthynas â gwelliannau. Mae rheoliad 11 yn gwneud arbedion mewn cysylltiad â gwelliannau a wnaed gan denant diogel o dan Ddeddf Tai 1985. Mae rheoliad 12 yn gwneud arbedion a darpariaethau trosiannol mewn cysylltiad â gwelliannau a wnaed gan denant o dan denantiaeth ddiogel a ddaeth i ben cyn y diwrnod penodedig. Mae rheoliad 13 yn gwneud darpariaethau trosiannol mewn perthynas â chynllun hawl tenant diogel i atgyweirio pan fo’r tenant wedi cyflwyno hysbysiad cyn y diwrnod penodedig o dan baragraff 3 o’r Atodlen i Reoliadau Tenantiaethau Diogel (Cynllun Hawl i Atgyweirio) 1985.

Mae rheoliad 14 yn gwneud darpariaeth arbed ar gyfer contractau cyfyngedig a thenantiaethau byrddaliol gwarchoddedig sy’n bodoli yn union cyn y diwrnod penodedig.

Mae rheoliad 15 yn gwneud darpariaeth arbed ynghylch y diffiniad o ystad methdalwr mewn perthynas â meddianaethau amaethyddol sicr sy’n bodoli yn union cyn y diwrnod penodedig.

Mae rheoliad 16 yn gwneud darpariaeth drosiannol mewn cysylltiad â’r cyfnod hysbysu ym mharagraff 12 o Atodlen 2 i Ddeddf 2016 ar gyfer tenantiaethau a thrwyddedau na chyflawnwyd dyletswydd awdurdod tai lleol o dan adran 75 o Ddeddf Tai (Cymru) 2014 mewn perthynas â hwy cyn y diwrnod penodedig.

Mae rheoliad 17 yn gwneud darpariaeth drosiannol mewn cysylltiad â phennu lwfans tai lleol o dan erthygl 4B o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) 1997, ac Atodlen 3B iddo.

Regulations 8 and 9 make provision in relation to tenancy deposits. Regulation 8 makes transitional provision in respect of a tenancy deposit paid in accordance with Chapter 4 of Part 6 of the Housing Act 2004 (“the 2004 Act”) before the appointed day where the shorthold tenancy in respect of which that deposit was paid converted into an occupation contract on that day. Regulation 9 provides that certain provisions of the 2004 Act continue to have effect in respect of applications made to the county court before the appointed day.

Regulation 10 makes provision in respect of the determination of rent under the Housing Act 1988 and provides that the Rent Assessment Committees (England and Wales) Regulations 1971, the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997 and the Assured Tenancies and Agricultural Occupancies (Rent Information) Order 1998 continue to have effect as they did immediately before the appointed day in specified circumstances.

Regulations 11 to 13 make provision in relation to improvements. Regulation 11 makes savings in respect of improvements made by a secure tenant under the Housing Act 1985. Regulation 12 makes savings and transitional provisions in respect of improvements undertaken by a tenant under a secure tenancy which ended before the appointed day. Regulation 13 makes transitional provisions in relation to a secure tenant’s right to repair scheme where the tenant has served notice before the appointed day under paragraph 3 of the Schedule to the Secure Tenancies (Right to Repair Scheme) Regulations 1985.

Regulation 14 makes savings provision for restricted contracts and protected shorthold tenancies that exist immediately before the appointed day.

Regulation 15 makes savings provision regarding the definition of a bankrupt’s estate in relation to assured agricultural occupancies that exist immediately before the appointed day.

Regulation 16 makes transitional provision in respect of the notification period in paragraph 12 of Schedule 2 to the 2016 Act for tenancies and licences in relation to which a local housing authority’s duty under section 75 of the Housing (Wales) Act 2014 has not been discharged before the appointed day.

Regulation 17 makes transitional provision in respect of the determination of local housing allowance under article 4B of and Schedule 3B to the Rent Officers (Housing Benefit Functions) Order 1997.

Mae rheoliad 18 yn gwneud darpariaeth drosiannol mewn cysylltiad â phennu lwfans tai lleol o dan erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Credyd Cynhwysol) 2013 ac Atodlen 1 iddo.

Mae rheoliad 19 yn gwneud darpariaeth arbed gyffredinol.

Gwneir y Rheoliadau hyn i roi effaith lawn i Ddeddf 2016.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Aseidiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r offeryn hwn.

Regulation 18 makes transitional provision in respect of the determination of local housing allowance under article 4 of and Schedule 1 to the Rent Officers (Universal Credit Functions) Order 2013.

Regulation 19 makes general savings provision.

These Regulations are made to give full effect to the 2016 Act.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with this instrument.

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TAI, CYMRU

HOUSING, WALES

**Rheoliadau Deddf Rhentu Cartrefi
(Cymru) 2016 (Darpariaethau
Arbed a Darpariaethau Trosiannol)
2022**

**The Renting Homes (Wales) Act
2016 (Saving and Transitional
Provisions) Regulations 2022**

Gwnaed am 4.05 p.m. ar 9 Tachwedd 2022

Made at 4.05 p.m. on 9 November 2022

*Gosodwyd gerbron Senedd
Cymru 10 Tachwedd*

*Laid before Senedd
Cymru 10 November 2022*

Yn dod i rym 1 Rhagfyr 2022

Coming into force 1 December 2022

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pŵer a roddir iddynt gan adran 255(1)(b) o Ddeddf Rhentu Cartrefi (Cymru) 2016(1).

The Welsh Ministers make the following Regulations in exercise of the power conferred on them by section 255(1)(b) of the Renting Homes (Wales) Act 2016(1).

Enwi, cychwyn a dehongli

Title, commencement and interpretation

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Darpariaethau Arbed a Darpariaethau Trosiannol) 2022.

1.—(1) The title of these Regulations is the Renting Homes (Wales) Act 2016 (Saving and Transitional Provisions) Regulations 2022.

(2) Daw'r Rheoliadau hyn i rym ar 1 Rhagfyr 2022.

(2) These Regulations come into force on 1 December 2022.

(3) Yn y Rheoliadau hyn—

(3) In these Regulations—

mae i “contract cyfyngedig” yr un ystyr ag a roddir i “restricted contract” yn Neddf 1977;

“1977 Act” (“*Deddf 1977*”) means the Rent Act 1977(2);

mae i “contract diogel wedi ei drosi” (“*converted secure contract*”) yr un ystyr ag a roddir iddo yn Neddf 2016 (gweler paragraff 1(1) o Atodlen 12 i Ddeddf 2016);

“1985 Act” (“*Deddf 1985*”) means the Housing Act 1985(3);

mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag a roddir iddo yn Neddf 2016 (gweler adran 7 o Ddeddf 2016);

“1985 Regulations” (“*Rheoliadau 1985*”) means the Secure Tenancies (Right to Repair Scheme) Regulations 1985(4);

“1986 Act” (“*Deddf 1986*”) means the Insolvency Act 1986(5);

(1) 2016 decc 1.

(1) 2016 anaw 1.
(2) 1977 c. 42.
(3) 1985 c. 68.
(4) S.I. 1985/1493.
(5) 1986 c. 45.

ystyr “Deddf 1977” (“*1977 Act*”) yw Deddf Rhenti 1977(1);

ystyr “Deddf 1985” (“*1985 Act*”) yw Deddf Tai 1985(2);

ystyr “Deddf 1986” (“*1986 Act*”) yw Deddf Ansolfedd 1986(3);

ystyr “Deddf 1988” (“*1988 Act*”) yw Deddf Tai 1988(4);

ystyr “Deddf 1989” (“*1989 Act*”) yw Deddf Llywodraeth Leol a Thai 1989(5);

ystyr “Deddf 1996” (“*1996 Act*”) yw Deddf Tai 1996(6);

ystyr “Deddf 2004” (“*2004 Act*”) yw Deddf Tai 2004(7);

ystyr “Deddf 2014” (“*2014 Act*”) yw Deddf Tai (Cymru) 2014(8);

ystyr “Deddf 2016” (“*2016 Act*”) yw Deddf Rhentu Cartrefi (Cymru) 2016;

ystyr “diwrnod penodedig” (“*appointed day*”) yw’r diwrnod a bennir gan Weinidogion Cymru o dan adran 257 o Ddeddf 2016 fel y diwrnod y daw adran 239 o’r Ddeddf honno i rym;

ystyr “Gorchymyn 1988” (“*1988 Order*”) yw Gorchymyn Tenantiaethau Sicr a Meddianaethau Amaethyddol Sicr (Gwybodaeth am Rent) 1988(9);

ystyr “Gorchymyn 1997” (“*1997 Order*”) yw Gorchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) 1997(10);

ystyr “Gorchymyn 2013” (“*2013 Order*”) yw Gorchymyn Swyddogion Rhenti (Swyddogaethau Credyd Cynhwysol) 2013(11);

ystyr “Rheoliadau 1985” (“*1985 Regulations*”) yw Rheoliadau Tenantiaethau Diogel (Cynllun Hawl i Atgyweirio) 1985(12);

ystyr “Rheoliadau 1994” (“*1994 Regulations*”) yw Rheoliadau Tenantiaid Diogel Awdurdodau Lleol (Digolledu am Welliannau) 1994(13);

ystyr “Rheoliadau Canlyniadol 2022” (“*2022 Consequential Regulations*”) yw Rheoliadau

“1988 Act” (“*Deddf 1988*”) means the Housing Act 1988(1);

“1988 Order” (“*Gorchymyn 1988*”) means the Assured Tenancies and Agricultural Occupancies (Rent Information) Order 1988(2);

“1989 Act” (“*Deddf 1989*”) means the Local Government and Housing Act 1989(3);

“1994 Regulations” (“*Rheoliadau 1994*”) means the Secure Tenants of Local Authorities (Compensation for Improvements) Regulations 1994(4);

“1996 Act” (“*Deddf 1996*”) means the Housing Act 1996(5);

“1997 Order” (“*Gorchymyn 1997*”) means the Rent Officers (Housing Benefit Functions) Order 1997(6);

“2004 Act” (“*Deddf 2004*”) means the Housing Act 2004(7);

“2013 Order” (“*Gorchymyn 2013*”) means the Rent Officers (Universal Credit Functions) Order 2013(8);

“2014 Act” (“*Deddf 2014*”) means the Housing (Wales) Act 2014(9);

“2016 Act” (“*Deddf 2016*”) means the Renting Homes (Wales) Act 2016;

“2022 Consequential Regulations” (“*Rheoliadau Canlyniadol 2022*”) means the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022(10);

“2022 Secondary Consequential Regulations” (“*Rheoliadau Canlyniadol Is-ddeddfwriaeth 2022*”) means the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022(11);

“appointed day” (“*diwrnod penodedig*”) means the day appointed by the Welsh Ministers under section 257 of the 2016 Act as the day on which section 239 of that Act comes into force;

“converted secure contract” (“*contract diogel wedi ei drosi*”) has the same meaning as in the 2016 Act (see paragraph 1(1) of Schedule 12 to the 2016 Act);

(1) 1977 p. 42.

(2) 1985 p. 68.

(3) 1986 p. 45.

(4) 1988 p. 50.

(5) 1989 p. 42.

(6) 1996 p. 52.

(7) 2004 p. 34.

(8) 2014 decc 7.

(9) O.S. 1988/2199.

(10) O.S. 1997/1984.

(11) O.S. 2013/382.

(12) O.S. 1985/1493.

(13) O.S. 1994/613.

(1) 1988 c. 50.

(2) S.I. 1988/2199.

(3) 1989 c. 42.

(4) S.I. 1994/613.

(5) 1996 c. 52.

(6) S.I. 1997/1984.

(7) 2004 c. 34.

(8) S.I. 2013/382.

(9) 2014 anaw 7.

(10) S.I. 2022/1166 (W. 241).

(11) S.I. 2022/907 (W. 198).

Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022(1);

ystyr “Rheoliadau Canlyniadol Is-ddeddfwriaeth 2022” (“2022 Secondary Consequential Regulations”) yw Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol i Is-ddeddfwriaeth) 2022(2);

mae i “tenantiaeth fyrddaliol warchoddedig” yr un ystyr ag a roddir i “protected shorthold tenancy” yn Neddf 1977.

“occupation contract” (“*contract meddiannaeth*”) has the same meaning as in the 2016 Act (see section 7 of the 2016 Act);

“protected shorthold tenancy” (“*tenantiaeth fyrddaliol warchoddedig*”) has the same meaning as in the 1977 Act;

“restricted contract” (“*contract cyfyngedig*”) has the same meaning as in the 1977 Act.

RHAN 1

Achosion Adennill Meddiant

Tenantiaethau diogel

2.—(1) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae'r darpariaethau a ganlyn o Ddeddf 1985 yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â'r materion penodedig—

- (a) adran 83(1)(3) (achosion adennill meddiant neu derfynu: gofynion hysbysu cyffredinol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r adran honno cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig;
- (b) adran 83ZA(2)(4) (gofynion hysbysu mewn perthynas ag achos adennill meddiant ar sail absoliwt oherwydd ymddygiad gwrthgymdeithasol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r adran honno cyn y diwrnod penodedig;
- (c) adran 83A(1)(5) (gofynion ychwanegol mewn perthynas ag achosion adennill meddiant penodol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 o Ddeddf 1985 cyn y diwrnod penodedig (ond gweler paragraff (2) o'r rheoliad hwn);

PART 1

Possession Proceedings

Secure tenancies

2.—(1) Despite the amendments made by the 2022 Consequential Regulations, the following provisions of the 1985 Act continue to have effect, as they did immediately before the appointed day, in relation to the specified matters—

- (a) section 83(1)(1) (proceedings for possession or termination: general notice requirements), in relation to a notice served on the tenant in accordance with that section before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day;
- (b) section 83ZA(2)(2) (notice requirements in relation to proceedings for possession on absolute ground for anti-social behaviour), in relation to a notice served on the tenant in accordance with that section before the appointed day;
- (c) section 83A(1)(3) (additional requirements in relation to certain proceedings for possession), in relation to a notice served on the tenant in accordance with section 83 of the 1985 Act before the appointed day (but see paragraph (2) of this regulation);

(1) O.S. 2022/1166 (Cy. 241).

(2) O.S. 2022/907 (Cy. 198).

(3) Amnewidiwyd adran 83 gan adran 147(1) o Ddeddf Tai 1996 (p. 52), diwygiwyd y pennawd ac is-adran (1) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) a pharagraff 7(1), (2) a (4) o Ran 1 o Atodlen 11 iddi. Mae diwygiadau eraill i adran 83 o Ddeddf 1985 nad yw'r un ohonynt yn berthnasol i'r Rheoliadau hyn.

(4) Mewnosodwyd adran 83ZA gan adran 95 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12).

(5) Amnewidiwyd adran 83A gan adran 147(1) o Ddeddf Tai 1996 (p. 52).

(1) Section 83 was substituted by section 147(1) of the Housing Act 1996 (c. 52), the heading and subsection (1) was amended by section 181 of and paragraph 7(1), (2) and (4) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12). There are other amendments to section 83 of the 1985 Act, none of which is relevant to these Regulations.

(2) Section 83ZA was inserted by section 95 of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(3) Section 83A was substituted by section 147(1) of the Housing Act 1996 (c. 52).

- (d) adran 83A(2)(1), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig (ond gweler paragraff (2) o'r rheoliad hwn);
- (e) adran 83A(3)(2), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig;
- (f) adran 83A(4)(3) a (6), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig (pa un a ychwanegir Sail 2A o Atodlen 2 i Ddeddf 1985 at yr hysbysiad hwnnw cyn neu ar ôl y diwrnod hwnnw);
- (g) adran 83A(5)(4), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig;
- (h) adran 84(1)(5) (seiliau meddiant a gorchmynion adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 83(1)(b) o Ddeddf 1985 yn gymwys iddo;
- (i) adran 84(2)(6), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 83(1)(b) o Ddeddf 1985 yn gymwys iddo;
- (d) section 83A(2)(1), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day (but see paragraph (2) of this regulation);
- (e) section 83A(3)(2), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day;
- (f) section 83A(4)(3) and (6), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day (whether Ground 2A of Schedule 2 to the 1985 Act is added to that notice before or after that day);
- (g) section 83A(5)(4), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day;
- (h) section 84(1)(5) (grounds and orders for possession), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 83(1)(b) of the 1985 Act applies;
- (i) section 84(2)(6), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 83(1)(b) of the 1985 Act applies;

(1) Diwygiwyd adran 83A(2) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (p. 12), a pharagraff 8(1), (2) a (3) o Ran 1 o Atodlen 11 iddi.

(2) Diwygiwyd adran 83A(3) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (p. 12), a pharagraff 8(1) a (4) o Ran 1 o Atodlen 11 iddi.

(3) Diwygiwyd adran 83A(4) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (p. 12), a pharagraff 8(1) a (5) o Ran 1 o Atodlen 11 iddi.

(4) Diwygiwyd adran 83A(5) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (p. 12), a pharagraff 8(1), (5) a (6) o Ran 1 o Atodlen 11 iddi.

(5) Diwygiwyd adran 84(1) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (p. 12), a pharagraff 9(1) a (2) o Ran 1 o Atodlen 11 iddi, adran 155(2) o Ran 7 o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22), a pharagraffau 2 a 9 o Atodlen 7 iddi.

(6) Diwygiwyd adran 84(2) gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (p. 12), a pharagraff 9(1) a (3) o Ran 1 o Atodlen 11 iddi.

(1) Section 83A(2) was amended by section 181 of and paragraph 8(1), (2) and (3) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(2) Section 83A(3) was amended by section 181 of and paragraph 8(1) and (4) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(3) Section 83A(4) was amended by section 181 of and paragraph 8(1) and (5) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(4) Section 83A(5) was amended by section 181 of and paragraph 8(1), (5) and (6) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(5) Section 84(1) was amended by section 181 of and paragraph 9(1) and (2) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), section 155(2) of Part 7 of the Localism Act 2011 (c. 20) and section 118 of and paragraphs 2 and 9 of Schedule 7 to the Housing and Planning Act 2016 (c. 22).

(6) Section 84(2) was amended by section 181 of and paragraph 9(1) and (3) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

- (j) adran 84(3)(1), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig;
- (k) adran 84(4)(2), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83(3) o Ddeddf 1985 cyn y diwrnod penodedig;
- (l) adran 84A(1) i (9)(3) (sail absoliwt ar gyfer meddiannu am ymddygiad gwrthgymdeithasol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83ZA o Ddeddf 1985 cyn y diwrnod penodedig;
- (m) adran 85(4) (disgresiwn estynedig y llys mewn achosion adennill meddiant penodol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 83(1)(b) o Ddeddf 1985 yn gymwys iddo;
- (n) adran 85ZA(1) a (2)(5) (adolygiad o benderfyniad i geisio adennill meddiant ar sail absoliwt am ymddygiad gwrthgymdeithasol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83ZA o Ddeddf 1985 cyn y diwrnod penodedig;
- (o) adran 85ZA(3) i (6), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83ZA o Ddeddf 1985 cyn y diwrnod penodedig (pa un a wnaed y cais am adolygiad cyn neu ar ôl y diwrnod hwnnw);
- (p) adran 85A(6) (achosion adennill meddiant ar seiliau nad ydynt yn rhai absoliwt: ymddygiad gwrthgymdeithasol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y
- (j) section 84(3)(1), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day;
- (k) section 84(4)(2), in relation to a notice served on the tenant in accordance with section 83(3) of the 1985 Act before the appointed day;
- (l) section 84A(1) to (9)(3) (absolute ground for possession for anti-social behaviour), in relation to a notice served on the tenant in accordance with section 83ZA of the 1985 Act before the appointed day;
- (m) section 85(4) (extended discretion of court in certain proceedings for possession), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 83(1)(b) of the 1985 Act applies;
- (n) section 85ZA(1) and (2)(5) (review of decision to seek possession on absolute ground for anti-social behaviour), in relation to a notice served on the tenant in accordance with section 83ZA of the 1985 Act before the appointed day;
- (o) section 85ZA(3) to (6), in relation to a notice served on the tenant in accordance with section 83ZA of the 1985 Act before the appointed day (whether the request for a review was made before or after that day);
- (p) section 85A(6) (proceedings for possession on non-absolute grounds: anti-social behaviour), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day and, where

(1) Amnewidiwyd adran 84(3) gan adran 147(2) o Ddeddf Tai 1996 (p. 52) ac fe'i diwygiwyd gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12), a pharagraff 9(1) a (4) o Ran 1 o Atodlen 11 iddi.

(2) Amnewidiwyd adran 84(4) gan adran 147(2) o Ddeddf Tai 1996 (p. 52).

(3) Mewnosodwyd adran 84A gan adran 94(1) o Ran 5 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) a diwygiwyd is-adran (5) gan adran 410 o Ddeddf Dedfrydu 2020 (p. 17) a pharagraff 84 o Ran 1 o Atodlen 24 iddi.

(4) Diwygiwyd adran 85 gan adran 66(1) o Ddeddf Cyfraith Teulu 1996 (p. 27) a pharagraff 53(2) a (3) o Atodlen 8 iddi ac adrannau 299 a 321(1) o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 1 a 3 o Ran 1 o Atodlen 11 iddi, ac Atodlen 16 iddi.

(5) Mewnosodwyd adran 85ZA gan adran 96 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12).

(6) Mewnosodwyd adran 85A gan adran 16(1) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) ac fe'i diwygiwyd gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12), a pharagraff 10 o Ran 1 o Atodlen 11 iddi.

(1) Section 84(3) was substituted by section 147(2) of the Housing Act 1996 (c. 52) and amended by section 181 of and paragraph 9(1) and (4) of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(2) Section 84(4) was substituted by section 147(2) of the Housing Act 1996 (c. 52).

(3) Section 84A was inserted by section 94(1) of Part 5 of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12) and subsection (5) was amended by section 410 of and paragraph 84 of Part 1 of Schedule 24 to the Sentencing Act 2020 (c. 17).

(4) Section 85 was amended by section 66(1) of and paragraph 53(2) and (3) of Schedule 8 to the Family Law Act 1996 (c. 27) and sections 299 and 321(1) of and paragraphs 1 and 3 of Part 1 of Schedule 11 and Schedule 16 to the Housing and Regeneration Act 2008 (c. 17).

(5) Section 85ZA was inserted by section 96 of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(6) Section 85A was inserted by section 16(1) of the Anti-social Behaviour Act 2003 (c. 38) and amended by section 181 of and paragraph 10 of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 83(1)(b) o Ddeddf 1985 yn gymwys iddo;

- (q) Atodlen 2(1) (seiliau ar gyfer meddiannu tai annedd sy'n cael eu gosod o dan denantiaethau diogel), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 83(1)(b) o Ddeddf 1985 yn gymwys iddo;
- (r) Atodlen 2A(2) (sail absoliwt ar gyfer meddiannu am ymddygiad gwrthgymdeithasol: troseddau difrifol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83ZA o Ddeddf 1985 cyn y diwrnod penodedig.

(2) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022—

- (a) mae adran 83(3)(b) ac 83(4)(b) o Ddeddf 1985 yn parhau i gael effaith, ond fel pe bai “twelve months after the date so specified, or six months after the appointed day, whichever comes first” wedi ei roi yn lle “twelve months after the date so specified”,
- (b) mae adran 83ZA(9)(b) o Ddeddf 1985 yn parhau i gael effaith, ond fel pe bai “12 months after the date so specified, or 6 months after the appointed day, whichever comes first” wedi ei roi yn lle “12 months after the date so specified”, ac

no notice has been served, in relation to proceedings commenced before the appointed day and to which section 83(1)(b) of the 1985 Act applies;

- (q) Schedule 2(1) (grounds for possession of dwelling-houses let under secure tenancies), in relation to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 83(1)(b) of the 1985 Act applies;
- (r) Schedule 2A(2) (absolute ground for possession for anti-social behaviour: serious offences), in relation to a notice served on the tenant in accordance with section 83ZA of the 1985 Act before the appointed day.

(2) Despite the amendments made by the 2022 Consequential Regulations—

- (a) section 83(3)(b) and 83(4)(b) of the 1985 Act continue to have effect, but as if for “twelve months after the date so specified” there were substituted “twelve months after the date so specified, or six months after the appointed day, whichever comes first”,
- (b) section 83ZA(9)(b) of the 1985 Act continues to have effect, but as if for “12 months after the date so specified” there were substituted “12 months after the date so specified, or 6 months after the appointed day, whichever comes first”, and

(1) Diwygiwyd Atodlen 2 gan adrannau 144, 145 a 146 o Ddeddf Tai 1996 (p. 52), adran 83(6) o Ddeddf Tai 1988 (p. 50), adran 222 o Ddeddf Lleoliaeth 2011 (p. 20) a pharagraffau 9 ac 16 o Atodlen 22 iddi, adrannau 98(1) a 99(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12), adran 111 o Ddeddf Troseddu Cyfundrefnol Difrifol a'r Heddlu 2005 (p. 15) a pharagraff 45 o Ran 3 o Atodlen 7 iddi, adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 33 o Atodlen 8 iddi, adran 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a Rhan 4 o Atodlen 18 iddi, rheoliad 41(a) o Reoliadau Partneriaeth Sifil (Cyplau o Rywiau Gwahanol) 2019 (O.S. 2019/1458) a pharagraff 10 o Ran 1 o Atodlen 3 iddynt ac erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 29 o Atodlen 1 iddo.

(2) Mewnosodwyd Atodlen 2A gan adran 94(2) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) ac Atodlen 3 iddi, ac fe'i diwygiwyd gan adran 70 o Ddeddf Cam-drin Domestig 2021 (p. 17) a pharagraff 2 o Atodlen 2 iddi ac erthygl 2 o Orchymyn Deddf Tai 1985 (Diwygio Atodlen 2A) (Troseddau Difrifol) (Cymru) 2016 (O.S. 2016/173 (Cy. 74)).

(1) Schedule 2 was amended by sections 144, 145 and 146 of the Housing Act 1996 (c. 52), section 83(6) of the Housing Act 1988 (c. 50), section 222 of and paragraphs 9 and 16 of Schedule 22 to the Localism Act 2011 (c. 20), sections 98(1) and 99(1) of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), section 111 of and paragraph 45 of Part 3 of Schedule 7 to the Serious Organised Crime and Police Act 2005 (c. 15), section 81 of and paragraph 33 of Schedule 8 to the Civil Partnership Act 2004 (c. 33), section 152 of and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), regulation 41(a) of and paragraph 10 of Part 1 of Schedule 3 to Civil Partnership (Opposite-sex Couples) Regulations 2019 (S.I. 2019/1458) and article 4 of and paragraphs 2 and 29 of Schedule 1 to Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002).

(2) Schedule 2A was inserted by section 94(2) of and Schedule 3 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12) and amended by section 70 of and paragraph 2 of Schedule 2 to the Domestic Abuse Act 2021 (c. 17) and article 2 of the Housing Act 1985 (Amendment of Schedule 2A) (Serious Offences) (Wales) Order 2016 (S.I. 2016/173 (W. 74)).

(c) mae cyfeiriad at adeg pan fo'r hysbysiad yn parhau i fod mewn grym yn adran 83A(1) a (2) o Ddeddf 1985 (fel y'i harbedir gan baragraff (1)(c) a (d) o'r rheoliad hwn) i'w ddarllen yn unol â hynny.

(3) Mae paragraff (2) o'r rheoliad hwn yn cael blaenoriaeth dros unrhyw ddarpariaeth i'r gwrthwyneb mewn unrhyw hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig.

(4) Mae adran 206(1) o Ddeddf 2016 (effaith gorchymyn adennill meddiant) yn gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys yn unol ag adran 84 neu 84A o Ddeddf 1985 ar ôl y diwrnod penodedig (yn rhinwedd arbedion a wneir yn y rheoliad hwn) fel y mae'n gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed o dan Ddeddf 2016.

(5) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022 a Rheoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Rheoliadau Tenantiaethau Diogel (Sail Absoliwt ar gyfer Meddiannu am Ymddygiad Gwrthgymdeithasol) (Y Weithdrefn Adolygu) (Cymru) 2014(1) yn parhau i gael effaith mewn perthynas ag adolygiad a gynhelir o dan adran 85ZA o Ddeddf 1985 yn rhinwedd arbedion a wneir yn y rheoliad hwn (pa un a gynhelir yr adolygiad, yn gyfan gwbl neu'n rhannol, cyn neu ar ôl y diwrnod penodedig).

(6) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae adran 82(2)(2) o Ddeddf 1985 (diogelwch deiliadaeth) yn parhau i gael effaith mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan adran 84 neu 84A o Ddeddf 1985 cyn y diwrnod penodedig.

(7) Mae unrhyw arbedion yn y rheoliad hwn sy'n ymwneud â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 83 neu 83ZA o Ddeddf 1985 cyn y diwrnod penodedig yn cael effaith pa un a gychwynwyd yr achos cyn neu ar ôl y diwrnod hwnnw.

(8) Mae unrhyw arbedion yn y rheoliad hwn sy'n ymwneud ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 83(1)(b) o Ddeddf 1985 yn gymwys iddo yn cael effaith pa un a oedd y llys wedi hepgor y gofyniad i gyflwyno hysbysiad cyn neu ar ôl y diwrnod penodedig.

(c) a reference to a time when the notice is still in force in section 83A(1) and (2) of the 1985 Act (as saved by paragraph (1)(c) and (d) of this regulation) is to be read accordingly.

(3) Paragraph (2) of this regulation takes precedence over any contrary provision in any notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day.

(4) Section 206(1) of the 2016 Act (effect of order for possession) applies in relation to an order for possession made by the court in accordance with section 84 or 84A of the 1985 Act after the appointed day (by virtue of savings made in this regulation), as it applies in relation to an order for possession made under the 2016 Act.

(5) Despite the amendments made by the 2022 Consequential Regulations and the 2022 Secondary Consequential Regulations, the Secure Tenancies (Absolute Ground for Possession for Anti-social Behaviour) (Review Procedure) (Wales) Regulations 2014(1) continue to have effect in relation to a review conducted under section 85ZA of the 1985 Act by virtue of savings made in this regulation (whether the review is conducted, in whole or in part, before or after the appointed day).

(6) Despite the amendments made by the 2022 Consequential Regulations, section 82(2)(2) of the 1985 Act (security of tenure) continues to have effect in relation to a possession order made by the court under section 84 or 84A of the 1985 Act before the appointed day.

(7) Any savings in this regulation which relate to a notice served on the tenant in accordance with section 83 or 83ZA of the 1985 Act before the appointed day, have effect whether proceedings were commenced before or after that day.

(8) Any savings in this regulation which relate to proceedings commenced before the appointed day and to which section 83(1)(b) of the 1985 Act applies, have effect whether the court dispensed with the requirement to serve a notice before or after the appointed day.

(1) O.S. 2014/3278 (Cy. 335).

(2) Amnewidiwyd adran 82(2) gan adran 299 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 1 a 2 o Ran 1 o Atodlen 11 iddi ac fe'i diwygiwyd gan adran 119 o Ddeddf Tai a Chynllunio 2016 (p. 22). Mewnosodwyd is-adran (A1) gan adran 119 o Ddeddf Tai a Chynllunio 2016 a mewnosodwyd is-adran (1A) gan adran 299 o Ddeddf Tai ac Adfywio 2008 a pharagraffau 1 a 2 o Ran 1 o Atodlen 11 iddi.

(1) S.I. 2014/3278 (W. 335).

(2) Section 82(2) was substituted by section 299 of and paragraphs 1 and 2 of Part 1 of Schedule 11 to the Housing and Regeneration Act 2008 (c. 17) and amended by section 119 of the Housing and Planning Act 2016 (c. 22). Subsection (A1) was inserted by section 119 of the Housing and Planning Act 2016 and subsection (1A) was inserted by section 299 of and paragraphs 1 and 2 of Part 1 of Schedule 11 to the Housing and Regeneration Act 2008.

Tenantiaethau sicr

3.—(1) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae'r darpariaethau a ganlyn o Ddeddf 1988 yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â'r materion penodedig—

- (a) adran 7(1) (gorchmynion adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8(2) o Ddeddf 1988 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 8(1)(b) o Ddeddf 1988 yn gymwys iddo;
- (b) adran 8(1)(3) (hysbysiad o achos adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r adran honno cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig (ond gweler paragraff (2) o'r rheoliad hwn);
- (c) adran 8(2), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r adran honno cyn y diwrnod penodedig;
- (d) adran 8(5)(4), mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig pan na fo'r llys hyd hynny wedi arfer ei bŵer a roddir gan adran 8(1)(b) o Ddeddf 1988;
- (e) adran 8A(1)(5) (gofynion hysbysu ychwanegol: sail trais domestig), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig;
- (f) adran 8A(2) a (3), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig (pa un a ychwanegir Sail 14A cyn neu ar ôl y diwrnod hwnnw);

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- (1) Diwygiwyd adran 7 gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 101 o Atodlen 11 iddi, adran 41 o Ddeddf Mewnfudo 2016 (p. 19), adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) a pharagraff 18 o Ran 1 o Atodlen 11 iddi, adran 162(4) o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 299 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 5 a 7 o Ran 1 o Atodlen 11 iddi.
 - (2) Diwygiwyd adran 8 gan adran 151 o Ddeddf Tai 1996 (p. 52), adran 97 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12), ac adran 41 o Ddeddf Mewnfudo 2016 (p. 19).
 - (3) Diwygiwyd adran 8(1) gan adran 151(2) o Ddeddf Tai 1996 (p. 52).
 - (4) Diwygiwyd is-adran 8(5) gan adran 97 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) ac adran 41(4) o Ran 2 o Ddeddf Mewnfudo 2016 (p. 19).
 - (5) Mewnosodwyd adran 8A gan adran 150 o Ddeddf Tai 1996 (p. 52).

Assured tenancies

3.—(1) Despite the amendments made by the 2022 Consequential Regulations, the following provisions of the 1988 Act continue to have effect, as they did immediately before the appointed day, in relation to the specified matters—

- (a) section 7(1) (orders for possession), in relation to a notice served on the tenant in accordance with section 8(2) of the 1988 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 8(1)(b) of the 1988 Act applies;
- (b) section 8(1)(3) (notice of proceedings for possession), in relation to a notice served on the tenant in accordance with that section before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day (but see paragraph (2) of this regulation);
- (c) section 8(2), in relation to a notice served on the tenant in accordance with that section before the appointed day;
- (d) section 8(5)(4), in relation to proceedings commenced before the appointed day where the court has not yet exercised its power conferred by section 8(1)(b) of the 1988 Act;
- (e) section 8A(1)(5) (additional notice requirements: ground of domestic violence), in relation to a notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day;
- (f) section 8A(2) and (3), in relation to a notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day (whether Ground 14A is added before or after that day);

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- (1) Section 7 was amended by section 194 of and paragraph 101 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42), section 41 of the Immigration Act 2016 (c. 19), section 181 of and paragraph 18 of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), section 162(4) of the Localism Act 2011 (c. 20) and section 299 of and paragraphs 5 and 7 of Part 1 of Schedule 11 to the Housing and Regeneration Act 2008 (c. 17).
 - (2) Section 8 was amended by section 151 of the Housing Act 1996 (c. 52), section 97 of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12) and section 41 of the Immigration Act 2016 (c. 19).
 - (3) Section 8(1) was amended by section 151(2) of the Housing Act 1996 (c. 52).
 - (4) Subsection 8(5) was amended by section 97 of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12) and section 41(4) of Part 2 of the Immigration Act 2016 (c. 19).
 - (5) Section 8A was inserted by section 150 of the Housing Act 1996 (c. 52).

- (g) adran 9(1) (disgresiwn estynedig y llys mewn hawliadau meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 8(1)(b) o Ddeddf 1988 yn gymwys iddo;
- (h) adran 9A(2) (achos adennill meddiant ar seiliau nad ydynt yn rhai absoliwt: ymddygiad gwrthgymdeithasol), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 8(1)(b) o Ddeddf 1988 yn gymwys iddo;
- (i) adran 10(2) (darpariaethau arbennig sy'n gymwys i lety a rennir), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 8(1)(b) o Ddeddf 1988 yn gymwys iddo;
- (j) adrannau 11 (talu costau symud dodrefn mewn achosion penodol) a 12 (digolledu am gamliwio neu gelu), mewn perthynas â gorchymyn adennill meddiant a wnaed cyn neu ar ôl y diwrnod penodedig (yn rhinwedd arbedion a wneir yn y rheoliad hwn);
- (k) adran 21(1)(3) (adennill meddiant pan fo tenantiaeth fyrddaliol sicr yn dod i ben neu'n cael ei therfynu), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r is-adran honno cyn y diwrnod penodedig (ond gweler paragraff (5));
- (l) adran 21(4)(4), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r is-adran honno cyn y diwrnod penodedig (ond gweler paragraff (5));
- (g) section 9(1) (extended discretion of court in possession claims), in relation to a notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 8(1)(b) of the 1988 Act applies;
- (h) section 9A(2) (proceedings for possession on non-absolute grounds: anti-social behaviour), in relation to a notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 8(1)(b) of the 1988 Act applies;
- (i) section 10(2) (special provisions applicable to shared accommodation), in relation to a notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 8(1)(b) of the 1988 Act applies;
- (j) sections 11 (payment of removal expenses in certain cases) and 12 (compensation for misrepresentation or concealment), in relation to an order for possession made before or after the appointed day (by virtue of savings made in this regulation);
- (k) section 21(1)(3) (recovery of possession on expiry or termination of assured shorthold tenancy), in relation to a notice served on the tenant in accordance with that subsection before the appointed day (but see paragraph (5));
- (l) section 21(4)(4), in relation to a notice served on the tenant in accordance with that subsection before the appointed day (but see paragraph (5));

(1) Diwygiwyd adran 9 gan adrannau 299 a 321 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 5 ac 8 o Ran 1 o Atodlen 11 ac Atodlen 16 iddi ac adran 66(1) o Ddeddf Cyfraith Teulu 1996 (p. 27) a pharagraff 59(3) o Atodlen 8 iddi.

(2) Mewnosodwyd adran 9A gan adran 16(2) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) ac fe'i diwygiwyd gan adran 181 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) a pharagraff 19 o Ran 1 o Atodlen 11 iddi.

(3) Diwygiwyd adran 21(1) gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 103 o Atodlen 11 iddi ac adran 98(2) o Ddeddf Tai 1996 (p. 52).

(4) Diwygiwyd adran 21(4) gan adran 98(3) o Ddeddf Tai 1996 (p. 52).

(1) Section 9 was amended by sections 299 and 321 of and paragraphs 5 and 8 of Part 1 of Schedule 11 and Schedule 16 to the Housing and Regeneration Act 2008 (c. 17) and section 66(1) of and paragraph 59(3) of Schedule 8 to the Family Law Act 1996 (c. 27).

(2) Section 9A was inserted by section 16(2) of the Anti-social Behaviour Act 2003 (c. 38) and amended by section 181 of and paragraph 19 of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(3) Section 21(1) was amended by section 194 of and paragraph 103 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42) and section 98(2) of the Housing Act 1996 (c. 52).

(4) Section 21(4) was amended by section 98(3) of the Housing Act 1996 (c. 52).

- (m) adran 21(5)(1) a (5A)(2), mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan is-adran (1) neu (4) o'r adran honno ar ôl y diwrnod penodedig (yn rhinwedd arbedion a wneir yn y rheoliad hwn);
- (n) Atodlen 2(3) (seiliau ar gyfer meddiannu tai annedd sy'n cael eu gosod o dan denantiaethau sicr), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig a, phan na fo unrhyw hysbysiad wedi ei gyflwyno, mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 8(1)(b) o Ddeddf 1988 yn gymwys iddo.

(2) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022—

- (a) mae adran 8(3)(c) o Ddeddf 1988 yn parhau i gael effaith ar ôl y diwrnod penodedig, ond fel pe bai “twelve months from the date of service of the notice, or six months after the appointed day, whichever comes first” wedi ei roi yn lle “twelve months from the date of service of the notice”, a
- (b) mae cyfeiriad at y terfynau amser a nodir yn yr hysbysiad yn adran 8(1)(a) (fel y'i harbedir gan baragraff (1)(b) o'r rheoliad hwn) i'w ddarllen yn unol â hynny.

- (m) section 21(5)(1) and (5A)(2), in relation to an order for possession made by the court under subsection (1) or (4) of that section after the appointed day (by virtue of savings made in this regulation);
- (n) Schedule 2(3) (grounds for possession of dwelling-houses let on assured tenancies), in relation to a notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day and, where no notice has been served, in relation to proceedings commenced before the appointed day and to which section 8(1)(b) of the 1988 Act applies.

(2) Despite the amendments made by the 2022 Consequential Regulations—

- (a) sections 8(3)(c) of the 1988 Act continues to have effect after the appointed day, but as if for “twelve months from the date of service of the notice” there were substituted “twelve months from the date of service of the notice, or six months after the appointed day, whichever comes first”, and
- (b) a reference to the time limits stated in the notice in section 8(1)(a) (as saved by paragraph (1)(b) of this regulation) is to be read accordingly.

(1) Mewnosodwyd adran 21(5) gan adran 99 o Ddeddf Tai 1996 (p. 52).

(2) Mewnosodwyd adran 21(5A) gan adran 15(2) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38).

(3) Diwygiwyd Atodlen 2 gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 43 o Atodlen 8 iddi, adran 138 o Ddeddf Tai (Cymru) 2014 (dccc 7), adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraffau 108 a 109 o Atodlen 11 iddi, adran 60(2)(b) o Ddeddf y Gwasanaeth Iechyd Gwladol a Gofal yn y Gymuned 1990 (p. 19) a pharagraff 10 o Ran 2 o Atodlen 8 iddi, adrannau 101, 102, 148, 149 a 277 o Ddeddf Tai 1996 (p. 52) a Rhan 9 o Atodlen 19 iddi, adran 6(2) o Ddeddf Diwygio'r Gwasanaeth Iechyd Gwladol a Phroffesiynau Gofal Iechyd 2002 (p. 17) a pharagraff 28 o Atodlen 5 iddi, adran 111 o Ddeddf Trosedd Cyfundrefnol Difrifol a'r Heddlu 2005 (p. 15) a pharagraff 46 o Ran 3 o Atodlen 7 iddi, adrannau 162 a 237 o Ddeddf Lleoliaeth 2011 (p. 20) a Rhan 23 o Atodlen 25 iddi, adrannau 97(1), 98(2) a 99(2) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddau a Phlisma 2014 (p. 12), adran 410 o Ddeddf Dedfrydu 2020 (p. 17) a pharagraff 97 o Ran 1 o Atodlen 24 iddi, adran 41 o Ddeddf Mewnffudo 2016 (p. 19), erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 18 o Atodlen 2 iddo, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 18, 63 a 74 o Atodlen 2 iddo, rheoliad 41(a) o Reoliadau Partneriaeth Sifil (Cyplau o Rywiau Gwahanol) 2019 (O.S. 2019/1458) a pharagraff 12 o Ran 1 o Atodlen 3 iddynt, rheoliad 8 o Reoliadau Deddf Mewnffudo a Chyd-drefnu Nawdd Cymdeithasol (Ymadael â'r UE) 2020 (Darpariaethau Canlyniadol, Darpariaethau Arbed, Darpariaethau Trosiannol a Darpariaethau Darfodol) (Ymadael â'r UE) 2020 (O.S. 2020/1309).

(1) Section 21(5) was inserted by section 99 of the Housing Act 1996 (c. 52).

(2) Section 21(5A) was inserted by section 15(2) of the Anti-social Behaviour Act 2003 (c. 38).

(3) Schedule 2 was amended by section 81 of and paragraph 43 of Schedule 8 to the Civil Partnership Act 2004 (c. 33), section 138 of the Housing (Wales) Act 2014 (anaw 7), section 194 of and paragraphs 108 and 109 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42), section 60(2)(b) of and paragraph 10 of Part 2 of Schedule 8 to the National Health Service and Community Care Act 1990 (c. 19), sections 101, 102 148, 149 and 277 of and Part 9 of Schedule 19 to of the Housing Act 1996 (c. 52), section 6(2) of and paragraph 28 of Schedule 5 to the National Health Service Reform and Health Care Professions Act 2002 (c. 17), section 111 of and paragraph 46 of Part 3 of Schedule 7 to the Serious Organised Crime and Police Act 2005 (c. 15), sections 162 and 237 of and Part 23 of Schedule 25 to the Localism Act 2011 (c. 20), sections 97(1), 98(2) and 99(2) of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), section 410 of and paragraph 97 of Part 1 of Schedule 24 to the Sentencing Act 2020 (c. 17), section 41 of the Immigration Act 2016 (c. 19), article 5 of and paragraph 18 of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325), article 5 of and paragraphs 18, 63 and 74 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), regulation 41(a) of and paragraph 12 of Part 1 of Schedule 3 to the Civil Partnership (Opposite-sex Couples) Regulations 2019 (S.I. 2019/1458), regulation 8 of the Immigration and Social Security Co-ordination (EU Withdrawal) Act 2020 (Consequential, Savings, Transitional and Transitory Provisions) (EU Exit) Regulations 2020 (S.I. 2020/1309).

(3) Mae paragraff (2) o'r rheoliad hwn yn cael blaenoriaeth dros unrhyw ddarpariaeth i'r gwrthwyneb mewn unrhyw hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 o Ddeddf 1988 cyn y diwrnod penodedig.

(4) Mae adran 206(1) o Ddeddf 2016 (effaith gorchymyn adennill meddiant) yn gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan adran 7 neu 21 o Ddeddf 1988 ar ôl y diwrnod penodedig (yn rhinwedd arbedion a wneir yn y rheoliad hwn), fel y mae'n gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed o dan Ddeddf 2016.

(5) Mae hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 21(1) neu (4) o Ddeddf 1988 cyn y diwrnod penodedig yn peidio â chael effaith (ac ni chaniateir cychwyn unrhyw achosion adennill meddiant newydd gan ddibynnu ar yr hysbysiad)—

- (a) ar ddiwedd y cyfnod o ddau fis sy'n dechrau â'r diwrnod penodedig, neu
- (b) ar ddiwedd y cyfnod o ddau fis sy'n dechrau â'r diwrnod a bennir yn yr hysbysiad fel y diwrnod y mae adennill meddiant yn ofynnol yn unol ag adran 21(1)(b) neu (4)(a) o Ddeddf 1988,

pa un bynnag yw'r diweddaraf.

(6) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae adran 5(1A)(1) o Ddeddf 1988 yn parhau i gael effaith mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan adran 7 neu 21 o Ddeddf 1988 cyn y diwrnod penodedig.

(7) Mae unrhyw arbedion yn y rheoliad hwn sy'n ymwneud â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 8 neu 21 o Ddeddf 1988 cyn y diwrnod penodedig yn cael effaith pa un a gychwynwyd yr achos cyn neu ar ôl y diwrnod hwnnw.

(8) Mae unrhyw arbedion yn y rheoliad hwn sy'n ymwneud ag achos a gychwynwyd cyn y diwrnod penodedig ac y mae adran 8(1)(b) o Ddeddf 1988 yn gymwys iddo yn cael effaith pa un a oedd y llys wedi hepgor y gofyniad i gyflwyno hysbysiad cyn neu ar ôl y diwrnod penodedig.

Tenantiaethau rhagarweiniol

4.—(1) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae'r darpariaethau a ganlyn o Ddeddf 1996 yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â'r materion penodedig—

(3) Paragraph (2) of this regulation takes precedence over any contrary provision in any notice served on the tenant in accordance with section 8 of the 1988 Act before the appointed day.

(4) Section 206(1) of the 2016 Act (effect of order for possession) applies in relation to an order for possession made by the court under section 7 or 21 of the 1988 Act after the appointed day (by virtue of savings made in this regulation), as it applies in relation to an order for possession made under the 2016 Act.

(5) A notice served on the tenant in accordance with section 21(1) or (4) of the 1988 Act before the appointed day, ceases to have effect (and no new possession proceedings may be commenced in reliance of the notice)—

- (a) at the end of the period of two months beginning with the appointed day, or
- (b) on expiry of the period of two months beginning with the day specified in the notice as the day on which possession is required in accordance with section 21(1)(b) or (4)(a) of the 1988 Act,

whichever is the later.

(6) Despite the amendments made by the 2022 Consequential Regulations, section 5(1A)(1) of the 1988 Act continues to have effect in relation to a possession order made by the court under section 7 or 21 of the 1988 Act before the appointed day.

(7) Any savings in this regulation which relate to a notice served on the tenant in accordance with section 8 or 21 of the 1988 Act before the appointed day, have effect whether proceedings were commenced before or after that day.

(8) Any savings in this regulation which relate to proceedings commenced before the appointed day and to which section 8(1)(b) of the 1988 Act applies, have effect whether the court dispensed with the requirement to serve a notice before or after the appointed day.

Introductory tenancies

4.—(1) Despite the amendments made by the 2022 Consequential Regulations, the following provisions of the 1996 Act continue to have effect, as they did immediately before the appointed day, in relation to the specified matters—

(1) Amnewidiwyd adran 5(1A) gan adran 299 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 5 a 6 o Ran 1 o Atodlen 11 iddi.

(1) Section 5(1A) was substituted by section 299 of and paragraphs 5 and 6 of Part 1 of Schedule 11 to the Housing and Regeneration Act 2008 (c. 17).

- (a) adran 127(2)(1) (achos adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 128 o Ddeddf 1996 cyn y diwrnod penodedig;
- (b) adran 128(1) a (5) (hysbysiad o achos adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 128 o Ddeddf 1996 cyn y diwrnod penodedig;
- (c) adran 129(1) (adolygiad o benderfyniad i geisio adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 128 o Ddeddf 1996 cyn y diwrnod penodedig;
- (d) adran 129(2), (5) a (6), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 128 o Ddeddf 1996 cyn y diwrnod penodedig (pa un a wnaed y cais am adolygiad, neu pa un a gynhaliwyd yr adolygiad, cyn neu ar ôl y diwrnod penodedig);
- (e) adran 130(1) i (3)(2) (effaith dechrau achos adennill meddiant), mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ar gyfer adennill meddiant o dŷ annedd a osodwyd o dan denantiaeth ragarweiniol a ddaeth i ben cyn y diwrnod hwnnw yn unol â'r adran honno.

(2) Mae adran 206(1) o Ddeddf 2016 (effaith gorchymyn adennill meddiant) yn gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan adran 127 o Ddeddf 1996 ar ôl y diwrnod penodedig (yn rhinwedd arbedion a wneir yn y rheoliad hwn), fel y mae'n gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed o dan Ddeddf 2016.

(3) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae adran 127(1) ac (1A) o Ddeddf 1996 yn parhau i gael effaith mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan yr adran honno cyn y diwrnod penodedig.

(4) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Rheoliadau Tenantiaid Rhagarweiniol (Adolygu) 1997(3) yn parhau i gael effaith mewn perthynas ag adolygiad a gynhelir o dan adran 129 o Ddeddf 1996 yn rhinwedd arbedion a wneir yn y rheoliad hwn (pa un a gynhelir yr adolygiad, yn gyfan gwbl neu'n rhannol, cyn neu ar ôl y diwrnod penodedig).

- (a) section 127(2)(1) (proceedings for possession), in relation to a notice served on the tenant in accordance with section 128 of the 1996 Act before the appointed day;
- (b) section 128(1) and (5) (notice of proceedings for possession), in relation to a notice served on the tenant in accordance with section 128 of the 1996 Act before the appointed day;
- (c) section 129(1) (review of decision to seek possession), in relation to a notice served on the tenant in accordance with section 128 of the 1996 Act before the appointed day;
- (d) section 129(2), (5) and (6), in relation to a notice served on the tenant in accordance with section 128 of the 1996 Act before the appointed day (whether the request for a review was made, or the review was conducted, before or after the appointed day);
- (e) section 130(1) to (3)(2) (effect of beginning proceedings for possession), in relation to proceedings begun before the appointed day for the possession of a dwelling-house let under an introductory tenancy that ended prior to that day in accordance with that section.

(2) Section 206(1) of the 2016 Act (effect of order for possession) applies in relation to an order for possession made by the court under section 127 of the 1996 Act after the appointed day (by virtue of savings made in this regulation), as it applies in relation to an order for possession made under the 2016 Act.

(3) Despite the amendments made by the 2022 Consequential Regulations, section 127(1) and (1A) of the 1996 Act continues to have effect in relation to a possession order made by the court under that section before the appointed day.

(4) Despite the amendments made by the 2022 Secondary Consequential Regulations, the Introductory Tenants (Review) Regulations 1997(3) continue to have effect in relation to a review conducted under section 129 of the 1996 Act by virtue of savings made in this regulation (whether the review is conducted, in whole or in part, before or after the appointed day).

(1) Diwygiwyd adran 127 gan adrannau 299 a 321 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 10 ac 11 o Ran 1 o Atodlen 11 ac Atodlen 16 iddi.

(2) Diwygiwyd adran 130 gan adran 299 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 10 a 12 o Ran 1 o Atodlen 11 iddi.

(3) O.S. 1997/72.

(1) Section 127 was amended by sections 299 and 321 of and paragraphs 10 and 11 of Part 1 of Schedule 11 and Schedule 16 to the Housing and Regeneration Act 2008 (c. 17).

(2) Section 130 was amended by section 299 of and paragraphs 10 and 12 of Part 1 of Schedule 11 to the Housing and Regeneration Act 2008 (c. 17).

(3) S.I. 1997/72.

(5) Mae hysbysiad a gyflwynwyd i'r tenant o dan adran 128 o Ddeddf 1996 cyn y diwrnod penodedig yn peidio â chael effaith (ac ni chaniateir cychwyn unrhyw achosion adennill meddiant newydd gan ddibynnu ar yr hysbysiad)—

- (a) ar ddiwedd y cyfnod o chwe mis sy'n dechrau â'r diwrnod penodedig, neu
- (b) ar ddiwedd y cyfnod o ddeuddeng mis sy'n dechrau â'r diwrnod a bennir yn yr hysbysiad fel y diwrnod y caniateir dechrau achos ar ei ôl yn unol ag adran 128(4) o Ddeddf 1996,

pa un bynnag yw'r cynharaf.

(6) Mae unrhyw arbedion yn y rheoliad hwn sy'n ymwneud â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 128 o Ddeddf 1996 cyn y diwrnod penodedig yn cael effaith pa un a gychwynwyd yr achos cyn neu ar ôl y diwrnod hwnnw.

Tenantiaethau isradd

5.—(1) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae'r darpariaethau a ganlyn o Ddeddf 1996 yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â'r materion penodedig—

- (a) adran 143D(2)(1) (achos adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 143E(2) cyn y diwrnod penodedig;
- (b) adran 143E(1) a (4) (hysbysiad o achos adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 143E cyn y diwrnod penodedig;
- (c) adran 143F(1)(3) (adolygiad o benderfyniad i geisio adennill meddiant), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 143E cyn y diwrnod penodedig;
- (d) adran 143F(2), (5) a (6), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 143E cyn y diwrnod penodedig (pa un a wnaed y cais am adolygiad, neu pa un a gynhaliwyd yr adolygiad, cyn neu ar ôl y diwrnod penodedig);

(5) A notice served on the tenant under section 128 of the 1996 Act before the appointed day ceases to have effect (and no new possession proceedings may be commenced in reliance of the notice)—

- (a) at the end of the period of six months beginning with the appointed day, or
- (b) at the end of the period of twelve months beginning with the day specified in the notice as the day after which proceedings may be begun in accordance with section 128(4) of the 1996 Act,

whichever is the earlier.

(6) Any savings in this regulation which relate to a notice served on the tenant in accordance with section 128 of the 1996 Act before the appointed day, have effect whether proceedings were commenced before or after that day.

Demoted tenancies

5.—(1) Despite the amendments made by the 2022 Consequential Regulations, the following provisions of the 1996 Act continue to have effect, as they did immediately before the appointed day, in relation to the specified matters—

- (a) section 143D(2)(1) (proceedings for possession), in relation to a notice served on the tenant in accordance with section 143E(2) before the appointed day;
- (b) section 143E(1) and (4) (notice of proceedings for possession), in relation to a notice served on the tenant in accordance with section 143E before the appointed day;
- (c) section 143F(1)(3) (review of decision to seek possession), in relation to a notice served on the tenant in accordance with section 143E before the appointed day;
- (d) section 143F(2), (5) and (6), in relation to a notice served on the tenant in accordance with section 143E before the appointed day (whether the request for a review was made, or the review was conducted, before or after the appointed day);

(1) Mewnosodwyd adran 143D gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi ac fe'i diwygiwyd gan adrannau 299 a 321 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 10 a 13 o Ran 1 o Atodlen 11 ac Atodlen 16 iddi.

(2) Mewnosodwyd adran 143E gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi.

(3) Mewnosodwyd adran 143F gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi.

(1) Section 143D was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38) and amended by sections 299 and 321 of and paragraphs 10 and 13 of Part 1 of Schedule 11 and Schedule 16 to the Housing and Regeneration Act 2008 (c. 17).

(2) Section 143E was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38).

(3) Section 143F was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38).

(e) adran 143G(1) (effaith achos adennill meddiant), mewn perthynas ag achos a gychwynwyd cyn y diwrnod penodedig ar gyfer adennill meddiant o dŷ annedd a osodwyd o dan denantiaeth isradd a ddaeth i ben cyn y diwrnod hwnnw yn unol â'r adran honno.

(2) Mae adran 206(1) o Ddeddf 2016 (effaith gorchymyn adennill meddiant) yn gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan adran 143D(2) o Ddeddf 1996 ar ôl y diwrnod penodedig (yn rhinwedd arbedion a wneir yn y rheoliad hwn), fel y mae'n gymwys mewn perthynas â gorchymyn adennill meddiant a wnaed o dan Ddeddf 2016.

(3) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae adran 143D(1) ac (1A) o Ddeddf 1996 yn parhau i gael effaith mewn perthynas â gorchymyn adennill meddiant a wnaed gan y llys o dan yr adran honno cyn y diwrnod penodedig.

(4) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Rheoliadau Tenantiaethau Isradd (Adolygu Penderfyniadau) (Cymru) 2005(2) yn parhau i gael effaith mewn perthynas ag adolygiadau a gynhelir o dan adran 143F o Ddeddf 1996 yn rhinwedd arbedion a wneir yn y rheoliad hwn (pa un a gynhelir yr adolygiadau, yn gyfan gwbl neu'n rhannol, cyn neu ar ôl y diwrnod penodedig).

(5) Mae hysbysiad a gyflwynwyd i'r tenant o dan adran 143E o Ddeddf 1996 cyn y diwrnod penodedig yn peidio â chael effaith (ac ni chaniateir cychwyn unrhyw achosion adennill meddiant newydd gan ddibynnu ar yr hysbysiad)—

- (a) ar ddiwedd y cyfnod o chwe mis sy'n dechrau â'r diwrnod penodedig, neu
- (b) ar ddiwedd y cyfnod o ddeuddeng mis sy'n dechrau â'r diwrnod a bennir yn yr hysbysiad fel y diwrnod y caniateir dechrau achos ar ei ôl yn unol ag adran 143E(2)(c) o Ddeddf 1996,

pa un bynnag yw'r cynharaf.

(6) Mae unrhyw arbedion yn y rheoliad hwn sy'n ymwneud â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 143E o Ddeddf 1996 cyn y diwrnod penodedig yn cael effaith pa un a gychwynwyd yr achos cyn neu ar ôl y diwrnod hwnnw.

(e) section 143G(1) (effect of proceedings for possession), in relation to proceedings begun before the appointed day for the possession of a dwelling-house let under a demoted tenancy that ended prior to that day in accordance with that section.

(2) Section 206(1) of the 2016 Act (effect of order for possession) applies in relation to an order for possession made by the court under section 143D(2) of the 1996 Act after the appointed day (by virtue of savings made in this regulation), as it applies in relation to an order for possession made under the 2016 Act.

(3) Despite the amendments made by the 2022 Consequential Regulations, section 143D(1) and (1A) of the 1996 Act continue to have effect in relation to a possession order made by the court under that section before the appointed day.

(4) Despite the amendments made by the 2022 Secondary Consequential Regulations, the Demoted Tenancies (Review of Decisions) (Wales) Regulations 2005(2) continue to have effect in relation to reviews conducted under section 143F of the 1996 Act by virtue of savings made in this regulation (whether the reviews are conducted, in whole or in part, before or after the appointed day).

(5) A notice served on the tenant under section 143E of the 1996 Act before the appointed day ceases to have effect (and no new possession proceedings may be commenced in reliance of the notice)—

- (a) at the end of the period of six months beginning with the appointed day, or
- (b) at the end of the period of twelve months beginning with the day specified in the notice as the day after which proceedings may be begun in accordance with section 143E(2)(c) of the 1996 Act,

whichever is the earlier.

(6) Any savings in this regulation which relate to a notice served on the tenant in accordance with section 143E of the 1996 Act before the appointed day, have effect whether proceedings were commenced before or after that day.

(1) Mewn osodwyd adran 143G gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi.
(2) O.S. 2005/1228 (Cy. 86).

(1) Section 143G was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38).
(2) S.I. 2005/1228 (W. 86).

RHAN 2

Estyn y cyfnod rhagarweiniol

Adolygiad o benderfyniad i estyn y cyfnod rhagarweiniol

6.—(1) Mae cais am adolygiad a wnaed yn unol ag adran 125B(1) o Ddeddf 1996 (adolygiad o benderfyniad i estyn y cyfnod prawf) cyn y diwrnod penodedig yn cael effaith fel pe bai wedi ei wneud o dan baragraff 4 o Atodlen 4 i Ddeddf 2016 (adolygiad y landlord o benderfyniad i estyn tenantiaeth rhagarweiniol).

(2) Mae adolygiad a gychwynwyd o dan adran 125B o Ddeddf 1996 cyn y diwrnod penodedig (pa un a'i cwblhawyd cyn neu ar ôl y diwrnod hwnnw) i'w drin fel pe bai wedi ei gynnal o dan baragraff 4 o Atodlen 4 i Ddeddf 2016.

(3) Mae hysbysiad a roddwyd gan y landlord o dan adran 125B(5) o Ddeddf 1996 cyn y diwrnod penodedig i gael effaith fel pe bai wedi ei roi o dan baragraff 4(5) o Atodlen 4 i Ddeddf 2016 (ac mae paragraff 5 o Atodlen 4 (adolygiad y llys sirol o benderfyniad i ymestyn) yn gymwys i hysbysiad o dan adran 125B(5) o Ddeddf 1996 sy'n cadarnhau'r penderfyniad gwreiddiol, neu i fethu â rhoi hysbysiad yn unol â'r adran honno).

Gweithdrefn adolygu penderfyniad i estyn y cyfnod rhagarweiniol

7.—(1) Mae'r rheoliad hwn yn gymwys i adolygiad a gychwynwyd o dan adran 125B o Ddeddf 1996 cyn y diwrnod penodedig (pa un a'i cwblhawyd cyn neu ar ôl y diwrnod hwnnw).

(2) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Rheoliadau Tenantiaethau Rhagarweiniol (Adolygu Penderfyniadau i Estyn Cyfnod Treialu) (Cymru) 2006(2) yn parhau i gael effaith mewn perthynas ag adolygiadau y mae'r rheoliad hwn yn gymwys iddynt.

(3) Nid yw rheoliadau a wnaed o dan baragraff 4(7) o Atodlen 4 i Ddeddf 2016 yn cael effaith mewn perthynas ag adolygiadau y mae'r rheoliad hwn yn gymwys iddynt.

PART 2

Extension of introductory period

Review of decision to extend introductory period

6.—(1) A request for a review made in compliance with section 125B(1) of the 1996 Act (review of decision to extend trial period) before the appointed day has effect as if it were made under paragraph 4 of Schedule 4 to the 2016 Act (landlord's review of decision to extend introductory tenancy).

(2) A review commenced under section 125B of the 1996 Act before the appointed day (whether it was concluded before or after that day) is to be treated as if it were conducted under paragraph 4 of Schedule 4 to the 2016 Act.

(3) A notification given by the landlord under section 125B(5) of the 1996 Act before the appointed day is to have effect as if it were given under paragraph 4(5) of Schedule 4 to the 2016 Act (and paragraph 5 of Schedule 4 (county court review of decision to extend) applies to a notice under section 125B(5) of the 1996 Act confirming the original decision, or to a failure to give notice in accordance with that section).

Procedure for reviews of decision to extend introductory period

7.—(1) This regulation applies to a review commenced under section 125B of the 1996 Act before the appointed day (whether it was concluded before or after that day).

(2) Despite the amendments made by the 2022 Secondary Consequential Regulations, the Introductory Tenancies (Review of Decisions to Extend a Trial Period) (Wales) Regulations 2006(2) continue to have effect in relation to reviews to which this regulation applies.

(3) Regulations made under paragraph 4(7) of Schedule 4 to the 2016 Act do not have effect in relation to reviews to which this regulation applies.

(1) Mewnosodwyd adran 125B gan adran 179 o Ddeddf Tai 2004 (p. 34).

(2) O.S. 2006/2983 (Cy. 274).

(1) Section 125B was inserted by section 179 of the Housing Act 2004 (c. 34).

(2) S.I. 2006/2983 (W. 274).

RHAN 3

Blaendaliadau tenantiaeth

Darpariaethau trosiannol: cynlluniau blaendal

8. Mae'r darpariaethau a ganlyn o Ddeddf 2016 yn cael effaith mewn perthynas â blaendal tenantiaeth a dalwyd yn unol â Phennod 4 o Ran 6(1) o Ddeddf 2004 (cynlluniau blaendal tenantiaeth) cyn y diwrnod penodedig mewn perthynas â thenantiaeth a ddaeth yn gontract meddiannaeth ar y diwrnod hwnnw, fel y maent yn gymwys i flaendal a dalwyd gan, neu ar ran, deiliad y contract o dan gontract meddiannaeth—

- (a) adrannau 45 (gofyniad i ddefnyddio cynllun blaendal) a 46(2) (cynlluniau blaendal: darpariaeth bellach);
- (b) Atodlen 5 (cynlluniau blaendal: darpariaeth bellach);
- (c) paragraff 4 o Atodlen 9A(3) (contractau safonol: cyfyngiadau ar roi hysbysiad o dan adran 173, o dan adran 186 ac o dan gymal terfynu'r landlord).

Achosion sy'n ymwneud â blaendaliadau tenantiaeth

9. Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae adran 214(2), (2A), (3), (3A), (4) a (5)(4) o Ddeddf 2004 (achosion sy'n ymwneud â blaendaliadau tenantiaeth) yn parhau i gael effaith, fel yr oedd yn union cyn y diwrnod penodedig, mewn perthynas â cheisiadau a wnaed i'r llys sirol o dan yr adran honno cyn y diwrnod penodedig.

PART 3

Tenancy deposits

Transitional provisions: deposit schemes

8. The following provisions of the 2016 Act have effect in relation to a tenancy deposit paid in accordance with Chapter 4 of Part 6(1) of the 2004 Act (tenancy deposit schemes) before the appointed day in relation to a tenancy which became an occupation contract on that day, as they apply to a deposit paid by, or on behalf of, the contract-holder under an occupation contract—

- (a) sections 45 (requirement to use deposit scheme) and 46(2) (deposit schemes: further provision);
- (b) Schedule 5 (deposit schemes: further provision);
- (c) paragraph 4 of Schedule 9A(3) (standard contracts: restrictions on giving notice under section 173, under section 186, and under a landlord's break clause).

Proceedings relating to tenancy deposits

9. Despite the amendments made by the 2022 Consequential Regulations, section 214(2), (2A), (3), (3A), (4) and (5)(4) of the 2004 Act (proceedings relating to tenancy deposits) continues to have effect, as it did immediately before the appointed day, in relation to applications made to the county court under that section before the appointed day.

(1) Diwygiwyd Pennod 4 o Ran 6 gan adran 128 o Ddeddf Tai a Chynllunio 2016 (p. 22), adrannau 184 a 237 o Ddeddf Lleoliaeth 2011 (p. 20) a Rhan 30 o Atodlen 25 iddi, adrannau 31 a 32 o Ddeddf Dadreoleiddio 2015 (p. 20) ac adran 17 o Ddeddf Troseddau a'r Llysoedd 2013 (p. 22) a pharagraff 52 o Ran 3 o Atodlen 9 iddi.

(2) Diwygiwyd adran 46 gan adran 18 o Ddeddf Rhentu Cartrefi (Diwygio) (Cymru) 2021 (dsc 3) a pharagraffau 1 a 7 o Atodlen 6 iddi.

(3) Mewnosodwyd Atodlen 9A gan adran 6 o Ddeddf Rhentu Cartrefi (Diwygio) (Cymru) 2021 (dsc 3) ac Atodlen 2 iddi ac fe'i diwygiwyd gan reoliadau 3, 4 a 5 o Reoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygio Atodlen 9A) 2022 (O.S. 2022/143 (Cy. 46)).

(4) Diwygiwyd adran 214 gan adrannau 184 a 237 o Ddeddf Lleoliaeth 2011 (p. 20) a Rhan 30 o Atodlen 25 iddi, adran 31 o Ddeddf Dadreoleiddio 2015 (p. 20) ac adran 17(5) o Ddeddf Troseddau a'r Llysoedd 2013 (p. 22) a pharagraff 52 o Ran 3 o Atodlen 9 iddi.

(1) Chapter 4 of Part 6 was amended by section 128 of the Housing and Planning Act 2016 (c. 22), sections 184 and 237 of and Part 30 of Schedule 25 to the Localism Act 2011 (c. 20), sections 31 and 32 of the Deregulation Act 2015 (c. 20) and section 17 of and paragraph 52 of Part 3 of Schedule 9 to the Crime and Courts Act 2013 (c. 22).

(2) Section 46 was amended by section 18 of and paragraphs 1 and 7 of Schedule 6 to the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).

(3) Schedule 9A was inserted by section 6 of and Schedule 2 to the Renting Homes (Amendment) (Wales) Act 2021 (asc 3) and amended by regulations 3, 4 and 5 of the Renting Homes (Wales) Act 2016 (Amendment of Schedule 9A) Regulations 2022 (S.I. 2022/143 (W. 46)).

(4) Section 214 was amended by sections 184 and 237 of and Part 30 of Schedule 25 to the Localism Act 2011 (c. 20), section 31 of the Deregulation Act 2015 (c. 20) and section 17(5) of and paragraph 52 of Part 3 of Schedule 9 to the Crime and Courts Act 2013 (c. 22).

RHAN 4

Pennu'r Rhent

Pennu'r Rhent

10.—(1) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae'r darpariaethau a ganlyn o Ddeddf 1988 yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â'r materion penodedig—

- (a) adran 13(4)(1) (codiadau rhent o dan denantiaethau cyfnodol sicr), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol â'r adran honno cyn y diwrnod penodedig;
- (b) adran 14(2) (pennu'r rhent gan driwlynlys) (heblaw is-adran (6)), mewn perthynas â hysbysiad a gyflwynwyd i'r tenant yn unol ag adran 13 o Ddeddf 1988 cyn y diwrnod penodedig (pa un a wneir y cais o dan adran 13(4)(a) cyn neu ar ôl y diwrnod penodedig);
- (c) adran 22(3), (4)(a) a (b), a (5)(3) (atgyfeirio rhenti gormodol i'r triwlynlys priodol), mewn perthynas â chais a wnaed o dan is-adran (1) o'r adran honno cyn y diwrnod penodedig.

PART 4

Rent Determination

Rent Determination

10.—(1) Despite the amendments made by the 2022 Consequential Regulations, the following provisions of the 1988 Act continue to have effect, as they did immediately before the appointed day, in relation to the specified matters—

- (a) section 13(4)(1) (increases of rent under assured periodic tenancies), in relation to a notice served on the tenant in accordance with that section before the appointed day;
- (b) section 14(2) (determination of rent by tribunal) (other than subsection (6)), in relation to a notice served on the tenant in accordance with section 13 of the 1988 Act before the appointed day (whether the application under section 13(4)(a) is made before or after the appointed day);
- (c) section 22(3), (4)(a) and (b), and (5)(3) (reference of excessive rents to appropriate tribunal), in relation to an application made under subsection (1) of that section before the appointed day.

(1) Diwygiwyd adran 13(4) gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 82 o Ran 1 o Atodlen 1 iddo.

(2) Diwygiwyd adran 14 gan adran 104 o Ddeddf Tai 1996 (p. 52) a pharagraff 2(2) o Atodlen 8 iddi, erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 83 o Ran 1 o Atodlen 1 iddo ac erthygl 2(1) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraff 17 o Atodlen 1 iddo ac fe'i haddaswyd gan adran 186 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraffau 6 ac 11 o Atodlen 10 iddi.

(3) Diwygiwyd adran 22 gan adrannau 100, 104 a 227 o Ddeddf Tai 1996 (p. 52) a pharagraff 2 o Atodlen 8 a Rhan 4 o Atodlen 19 iddi ac erthygl 6 o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 86 o Ran 1 o Atodlen 1 iddo.

(1) Section 13(4) was amended by article 6(1) of and paragraphs 80 and 82 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(2) Section 14 was amended by section 104 of and paragraph 2(2) of Schedule 8 to the Housing Act 1996 (c. 52), article 6(1) of and paragraphs 80 and 83 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036) and article 2(1) of and paragraph 17 of Schedule 1 to the Local Government Finance (Housing) (Consequential Amendments) Order 1993 (S.I. 1993/651) and was modified by section 186 of and paragraphs 6 and 11 of Schedule 10 to the Local Government and Housing Act 1989 (c. 42).

(3) Section 22 was amended by sections 100, 104 and 227 of and paragraph 2 of Schedule 8 and Part 4 of Schedule 19 to the Housing Act 1996 (c. 52) and article 6 of and paragraphs 80 and 86 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(2) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Rheoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) 1971(1) yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â phenderfynu cais a wneir neu a atgyfeirir o dan adran 6(2) (pennu telerau tenantiaeth gyfnodol statudol), 13(3) (codiadau rhent o dan denantiaethau cyfnodol sicr) neu 22(4) (atgyfeirio rhenti gormodol i'r tribiwnlys priodol) o Ddeddf 1988 (pa un a gynhelir y cais, yn gyfan gwbl neu'n rhannol, cyn neu ar ôl y diwrnod penodedig).

(3) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Gorchymyn 1988 yn parhau i gael effaith, fel yr oedd yn union cyn y diwrnod penodedig, mewn perthynas â phenderfyniad sy'n dod o fewn erthygl 2 o Orchymyn 1988 (pa un a gynhelir y penderfyniad, yn gyfan gwbl neu'n rhannol, cyn neu ar ôl y diwrnod penodedig).

(4) Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol Is-ddeddfwriaeth 2022, mae Rheoliadau Tenantiaethau Sicr a Meddianaethau Amaethyddol

(2) Despite the amendments made by the 2022 Secondary Consequential Regulations, the Rent Assessment Committees (England and Wales) Regulations 1971(1) continue to have effect, as they did immediately before the appointed day, in relation to the determination of an application that is made or referred under section 6(2) (fixing of terms of statutory periodic tenancy), 13(3) (increases of rent under assured periodic tenancies) or 22(4) (reference of excessive rents to appropriate tribunal) of the 1988 Act (whether the application is conducted, in whole or in part, before or after the appointed day).

(3) Despite the amendments made by the 2022 Secondary Consequential Regulations, the 1988 Order continues to have effect, as it did immediately before the appointed day, in relation to a determination that falls within article 2 of the 1988 Order (whether the determination is conducted, in whole or in part, before or after the appointed day).

(4) Despite the amendments made by the 2022 Secondary Consequential Regulations, the Assured Tenancies and Agricultural Occupancies (Forms)

(1) Diwygiwyd O.S. 1971/1065 gan reoliad 3 o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Diwygio) 1980 (O.S. 1980/1699), rheoliad 4 o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Diwygio) 1981 (O.S. 1981/1783), rheoliad 2 o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Diwygio) 1990 (O.S. 1990/427), rheoliad 2(a) o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Diwygio) 1993 (O.S. 1993/653), rheoliad 9 o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Tribiwnlys Prisio Lesdaliadau) (Diwygio) 1997 (O.S. 1997/1854), rheoliad 2 o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Diwygio) 1997 (O.S. 1997/3007), rheoliad 2 o Reoliadau Pwyllgorau Asesu Rhenti (Cymru a Lloegr) (Diwygio) 1988 (O.S. 1988/2200), erthygl 6(1) o Orchymyn Deddf Tribiwnlysoedd, Llysoedd a Gorfodaeth 2007 (Darpariaethau Trosiannol a Chanlyniadol) 2008 (O.S. 2008/2683) a pharagraff 2 o Atodlen 1 iddo ac erthygl 6(2) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 1 o Ran 1 o Atodlen 2 iddo. Caiff O.S. 1971/1065 ei ddiwygio ymhellach gan reoliad 2 o Reoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol i Is-ddeddfwriaeth) 2022 (O.S. 2022/907 (Cy. 198)) a pharagraff 1 o Atodlen 1 iddynt, a chan reoliad 8 o Reoliadau Rhentu Cartrefi (Pennu Rhent) (Contractau wedi eu Trosi) (Cymru) 2022 (O.S. 2022/781 (Cy. 170)).

(2) Diwygiwyd adran 6 gan erthygl 6(2) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 81 o Ran 1 o Atodlen 1 iddo.

(3) Diwygiwyd adran 13 gan erthygl 2 o Orchymyn Diwygio Rheoleiddio (Tenantiaethau Cyfnodol Sicr) (Codi'r Rhent) 2003 (O.S. 2003/259) ac erthygl 6(2) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 82 o Ran 1 o Atodlen 1 iddo.

(4) Diwygiwyd adran 22 gan adrannau 100, 104 a 227 o Ddeddf Tai 1996 (p. 52) a pharagraff 2 o Atodlen 8 a Rhan 4 o Atodlen 19 iddi ac erthygl 6(2) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 86 o Ran 1 o Atodlen 1 iddo.

(1) S.I. 1971/1065 was amended by regulation 3 of the Rent Assessment Committees (England and Wales) (Amendment) Regulations 1980 (S.I. 1980/1699), regulation 4 of the Rent Assessment Committees (England and Wales) (Amendment) Regulations 1981 (S.I. 1981/1783), regulation 2 of the Rent Assessment Committees (England and Wales) (Amendment) Regulations 1990 (S.I. 1990/427), regulation 2(a) of the Rent Assessment Committees (England and Wales) (Amendment) Regulations 1993 (S.I. 1993/653), regulation 9 of the Rent Assessment Committee (England and Wales) (Leasehold Valuation Tribunal) (Amendment) Regulations 1997 (S.I. 1997/1854), regulation 2 of the Rent Assessment Committees (England and Wales) (Amendment) Regulations 1997 (S.I. 1997/3007), regulation 2 of the Rent Assessment Committees (England and Wales) (Amendment) Regulations 1988 (S.I. 1988/2200), article 6(1) of and paragraph 2 of Schedule 1 to the Tribunals, Courts and Enforcement Act 2007 (Transitional and Consequential Provisions) Order 2008 (S.I. 2008/2683) and article 6(2) of and paragraph 1 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036). S.I. 1971/1065 will be further amended by regulation 2 of and paragraph 1 of Schedule 1 to the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022 (S.I. 2022/907 (W. 198)) and regulation 8 of the Renting Homes (Rent Determination) (Converted Contracts) (Wales) Regulations 2022 (S.I. 2022/781 (W. 170)).

(2) Section 6 was amended by article 6(2) of and paragraphs 80 and 81 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(3) Section 13 was amended by article 2 of the Regulatory Reform (Assured Periodic Tenancies) (Rent Increases) Order 2003 (S.I. 2003/259) and article 6(2) of and paragraphs 80 and 82 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(4) Section 22 was amended by sections 100, 104 and 227 of and paragraph 2 of Schedule 8 and Part 4 of Schedule 19 to the Housing Act 1996 (c. 52) and article 6(2) of and paragraphs 80 and 86 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

Sicr (Ffurflenni) 1997(1) yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, i'r graddau y maent yn rhagnodi—

- (a) y ffurflen i'r tenant wneud cais o dan adran 13(4)(a) o Ddeddf 1988 (Ffurflen 5), a
- (b) y ffurflen ar gyfer cais o dan adran 6(3)(a)(2) o Ddeddf 1988 (pennu telerau tenantiaeth gyfnodol statudol) (Ffurflen 2).

(5) Mae amrywio'r rhent o dan adran 13, 14 neu 22 o Ddeddf 1988 sy'n digwydd ar ôl y diwrnod penodedig yn rhinwedd yr arbedion a wneir gan y rheoliad hwn i'w drin fel amrywio'r rhent o dan adran 104 neu 123 o Ddeddf 2016 (amrywio'r rhent) at ddiben paragraff 14(2) o Atodlen 12 (amrywio) i Ddeddf 2016.

(6) Mae paragraff 15(1) o Atodlen 12 i Ddeddf 2016 yn gymwys mewn perthynas ag unrhyw amrywiadau rhent sy'n digwydd ar ôl y diwrnod penodedig yn rhinwedd yr arbedion a wneir gan y rheoliad hwn, fel y mae'n gymwys mewn perthynas ag unrhyw amrywiadau i'r rhent sy'n daladwy o dan y contract cyn y diwrnod penodedig.

RHAN 5

Gwelliannau

Darpariaethau arbed: gwelliannau tenant diogel

11.—(1) Mae'r darpariaethau yn y rheoliad hwn yn cael effaith er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022 a Rheoliadau Canlyniadol Is-ddeddfwriaeth 2022.

(2) Mae adrannau 97(1) a (3)(3) (cydsyniad yn ofynnol ar gyfer gwelliannau gan denant), 98 (darpariaethau o ran cydsyniadau sy'n ofynnol gan adran 97), 99 (cydsyniad amodol ar gyfer gwelliannau)

Regulations 1997(1) continue to have effect, as they did immediately before the appointed day, in so far as they prescribe—

- (a) the form for the tenant to make an application under section 13(4)(a) of the 1988 Act (Form 5), and
- (b) the form for an application under section 6(3)(a)(2) of the 1988 Act (fixing of terms of statutory periodic tenancy) (Form 2).

(5) A variation of rent under section 13, 14 or 22 of the 1988 Act which takes place after the appointed day by virtue of the savings made by this regulation is to be treated as a variation of rent under section 104 or 123 of the 2016 Act (variation of rent) for the purpose of paragraph 14(2) of Schedule 12 (variation) to the 2016 Act.

(6) Paragraph 15(1) of Schedule 12 to the 2016 Act applies in relation to any variations of rent which take place after the appointed day by virtue of the savings made by this regulation, as it applies in relation to any variations in the rent payable under the contract before the appointed day.

PART 5

Improvements

Saving provisions: secure tenant's improvements

11.—(1) The provisions in this regulation have effect despite the amendments made by the 2022 Consequential Regulations and the 2022 Secondary Consequential Regulations.

(2) Sections 97(1) and (3)(3) (tenant's improvements require consent), 98 (provisions as to consents required by s97), 99 (conditional consent to

(1) Diwygiwyd O.S. 1997/194 gan reoliad 2 o Reoliadau Tenantiaethau Sicr a Meddianaethau Amaethyddol Sicr (Ffurflenni) (Diwygio) (Cymru) 2003 (O.S. 2003/307 (Cy. 46)) a'r Atodlen iddynt, erthygl 6(2) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 13 i 17 o Ran 1 o Atodlen 2 iddo, erthygl 3(2) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd (Deddf Cartrefi Symudol 2013 a Diwygiadau Amrywiol) 2014 (O.S. 2014/1900) a pharagraffau 1 i 3 o Atodlen 2 iddo.

(2) Diwygiwyd adran 6(3) gan erthygl 6 o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 ac 81(a) o Ran 1 o Atodlen 1 iddo. Mae diwygiadau eraill i adran 6 nad yw'r un ohonynt yn berthnasol i'r Rheoliadau hyn.

(3) Diwygiwyd adran 97 gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 2 a 12 o Atodlen 7 iddi ac adran 155 o Ddeddf Lleoliaeth 2011 (p. 20).

(1) S.I. 1997/194 was amended by regulation 2 of and the Schedule to the Assured Tenancies and Agricultural Occupancies (Forms) (Amendment) (Wales) Regulations 2003 (S.I. 2003/307 (W. 46)), article 6(2) of and paragraphs 13 to 17 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036), article 3(2) of and paragraphs 1 to 3 of Schedule 2 to Transfer of Tribunal Functions (Mobile Homes Act 2013 and Miscellaneous Amendments) Order 2014 (S.I. 2014/1900).

(2) Section 6(3) was amended by article 6 of and paragraphs 80 and 81(a) of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036). There are other amendments to section 6, none of which is relevant to these Regulations.

(3) Section 97 was amended by section 118 of and paragraphs 2 and 12 of Schedule 7 to the Housing and Planning Act 2016 (c. 22) and section 155 of the Localism Act 2011 (c. 20).

a 100(1) (pŵer i ad-dalu cost gwelliannau tenant) o Ddeddf 1985 yn parhau i gael effaith ar ôl y diwrnod penodedig mewn perthynas â chontract diogel wedi ei drosi, fel yr oeddent yn cael effaith yn union cyn y diwrnod hwnnw mewn perthynas â thenantiaeth ddiogel, ond dim ond pan fo cais am gydsyniad i wella wedi ei wneud gan y tenant cyn y diwrnod penodedig (pa un a roddir cydsyniad o'r fath cyn neu ar ôl y diwrnod hwnnw).

Darpariaethau arbed a darpariaethau trosiannol: digolledu am welliannau

12.—(1) Mae adran 99B(2) o Ddeddf 1985 (personau sy'n gymwys ar gyfer digollediad) a Rheoliadau 1994 yn parhau i gael effaith, fel yr oeddent yn cael effaith yn union cyn y diwrnod penodedig, mewn perthynas â gwelliannau a wnaed gan denant o dan denantiaeth ddiogel o dan adran 99A o Ddeddf 1985 a ddaeth i ben cyn y diwrnod penodedig (pa un a wnaed cais am ddigollediad cyn neu ar ôl y diwrnod penodedig).

(2) Heb leihau effaith paragraff (1), pan fo cais am gydsyniad i wella wedi ei wneud gan y tenant cyn y diwrnod penodedig (pa un a roddir cydsyniad o'r fath cyn neu ar ôl y diwrnod hwnnw), mae adran 99B o Ddeddf 1985 a Rheoliadau 1994 yn parhau i gael effaith ar ôl y diwrnod penodedig mewn perthynas â chontract diogel wedi ei drosi, ond fel pe bai—

- (a) cyfeiriad at gontract diogel yn dod i ben yn gyfeiriad at gontract diogel wedi ei drosi yn dod i ben ar ôl y diwrnod penodedig,
- (b) adran 99B(2)(b) i (f) a (3) o Ddeddf 1985 wedi ei hepgor (a Rheoliadau 1994 wedi eu dehongli yn unol â hynny), ac
- (c) rheoliad 3(2) o Reoliadau 1994 wedi ei hepgor.

(3) Ond nid yw paragraff (2) yn gymwys pan fo'r contract diogel wedi ei drosi yn dod i ben ar ôl y diwrnod penodedig oherwydd—

improvements) and 100(1) (power to reimburse cost of tenant's improvements) of the 1985 Act continue to have effect after the appointed day in relation to a converted secure contract, as they had effect immediately before that day in relation to a secure tenancy, but only where a request for consent to improvement was made by the tenant before the appointed day (whether such consent is given before or after that day).

Saving and transitional provisions: compensation for improvements

12.—(1) Section 99B(2) of the 1985 Act (persons qualifying for compensation) and the 1994 Regulations continue to have effect, as they had effect immediately before the appointed day, in relation to improvements carried out by a tenant under a secure tenancy under section 99A of the 1985 Act that came to an end before the appointed day (whether a request for compensation was made before or after the appointed day).

(2) Without prejudice to paragraph (1), where a request for consent to improvement was made by the tenant before the appointed day (whether such consent is given before or after that day), section 99B of the 1985 Act and the 1994 Regulations continue to have effect after the appointed day in relation to a converted secure contract, but as if—

- (a) a reference to a secure contract coming to an end was a reference to a converted secure contract coming to an end after the appointed day,
- (b) section 99B(2)(b) to (f) and (3) of the 1985 Act were omitted (and the 1994 Regulations were interpreted accordingly), and
- (c) regulation 3(2) of the 1994 Regulations were omitted.

(3) But paragraph (2) does not apply where the converted secure contract comes to an end after the appointed day because—

(1) Diwygiwyd adran 100 gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 66 o Atodlen 11 iddi, adrannau 103 a 147 o Ddeddf Grantiau Tai, Adeiladu ac Adfywio 1996 (p. 53) a pharagraff 4(2) o Atodlen 1 a Rhan 1 o Atodlen 3 iddi ac erthyglau 12 a 15 o Orchymyn Diwygio Rheoleiddio (Cymorth Tai) (Cymru a Lloegr) 2002 (O.S. 2002/1860) a pharagraff 2 o Atodlen 4 ac Atodlen 6 iddo.

(2) Mewnosodwyd adran 99B gan adran 122 o Ddeddf Diwygio Cyfraith Lesdaliad, Tai a Datblygu Trefol 1993 (p. 28) ac fe'i diwygiwyd gan adrannau 81 a 222 o Ddeddf Tai 1996 (p. 52) a pharagraff 13 o Atodlen 18 iddi, adrannau 81 a 261 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 25 o Atodlen 8, paragraff 19 o Ran 2 o Atodlen 9 ac Atodlen 30 iddi ac adran 66 o Ddeddf Cyfraith Teulu 1996 (p. 27) a pharagraff 54 o Atodlen 8 iddi.

(1) Section 100 was amended by section 194 of and paragraph 66 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42), sections 103 and 147 of and paragraph 4(2) of Schedule 1 and Part 1 of Schedule 3 to the Housing Grants, Constructions and Regeneration Act 1996 (c. 53) and articles 12 and 15 of and paragraph 2 of Schedule 4 and Schedule 6 to the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (S.I. 2002/1860).

(2) Section 99B was inserted by section 122 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28) and amended by sections 81 and 222 of and paragraph 13 of Schedule 18 to the Housing Act 1996 (c. 52), sections 81 and 261 of and paragraph 25 of Schedule 8, paragraph 19 of Part 2 of Schedule 9 and Schedule 30 to the Civil Partnership Act 2004 (c. 33) and section 66 of and paragraph 54 of Schedule 8 to the Family Law Act 1996 (c. 27).

- (a) bod y Llys yn gwneud gorchymyn adennill meddiant ar un neu ragor o'r seiliau yn adran 157 (tor contract) neu 160 (seiliau rheoli ystad) o Ddeddf 2016, neu
- (b) bod y contract yn peidio â bod yn gontract diogel yn rhinwedd adran 116 o Ddeddf 2016 (gorchymyn sy'n arddodi contract safonol cyfnodol oherwydd ymddygiad gwaharddedig).

- (a) the Court makes an order for possession on one or more of the grounds in section 157 (breach of contract) or 160 (estate management grounds) of the 2016 Act, or
- (b) the contract ceases to be a secure contract by virtue of section 116 of the 2016 Act (order imposing periodic standard contract because of prohibited conduct).

Darpariaethau trosiannol: cynllun hawl i atgyweirio

13.—(1) Pan fo'r tenant, cyn y diwrnod penodedig, wedi cyflwyno hysbysiad yn hawlio'r hawl i atgyweirio o dan baragraff 3 o'r Atodlen i Reoliadau 1985 (hysbysiad tenant yn hawlio'r hawl i atgyweirio), mae Rheoliadau 1985 yn parhau i gael effaith ar ôl y diwrnod penodedig, fel yr oeddent yn cael effaith yn union cyn y diwrnod hwnnw yn ddarostyngedig i baragraff (2).

(2) Pan fo'n briodol i roi effaith i'r rheoliad hwn, mae Rheoliadau 1985 i'w darllen fel pe bai "or contract holder (within the meaning given by section 7 (see also section 48) of the Renting Homes (Wales) Act 2016) under a secure contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016)" wedi ei fewnosod ar ôl "secure tenant", ym mhob lle y mae'n digwydd.

RHAN 6

Deddf Rhenti 1977

Darpariaethau arbed: tenantiaethau byrddaliol gwarchoddedig a chontractau cyfyngedig

14. Mae'r darpariaethau a ganlyn o Ddeddf 1977 yn parhau i gael effaith, fel yr oeddent yn union cyn y diwrnod penodedig, mewn perthynas â'r materion penodedig—

Transitional provisions: right to repair scheme

13.—(1) Where, before the appointed day, the tenant has served a notice claiming the right to repair under paragraph 3 of the Schedule to the 1985 Regulations (tenant's notice claiming the right to repair), the 1985 Regulations continue to have effect after the appointed day, as they had effect immediately before that day subject to paragraph (2).

(2) Where appropriate to give effect to this regulation, the 1985 Regulations are to be read as if after "secure tenant", in each place it occurs, there were inserted "or contract holder (within the meaning given by section 7 (see also section 48) of the Renting Homes (Wales) Act 2016) under a secure contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016)".

PART 6

Rent Act 1977

Saving provisions: protected shorthold tenancies and restricted contracts

14. The following provisions of the 1977 Act continue to have effect, as they did immediately before the appointed day, in relation to the specified matters—

- (a) Rhan 3(1) o Ddeddf 1977 (rhenti o dan denantiaethau rheoleiddiedig), mewn perthynas â chontract meddiannaeth a oedd, yn union cyn y diwrnod penodedig, yn denantiaeth fyrddaliol warchoddedig;
- (b) Rhan 5(2) o Ddeddf 1977 (rhenti o dan gontractau cyfyngedig), mewn perthynas â chontract meddiannaeth a oedd, yn union cyn y diwrnod penodedig, yn gontract cyfyngedig.

RHAN 7

Ystad methdalwr

Darpariaethau arbed: diffiniad o ystad methdalwr: meddianaethau amaethyddol sicr

15. Er gwaethaf y diwygiadau a wneir gan Reoliadau Canlyniadol 2022, mae adran 283(3) o Ddeddf 1986 (diffiniad o ystad methdalwr) yn parhau i gael effaith, fel yr oedd yn union cyn y diwrnod penodedig, mewn perthynas â chontract meddiannaeth a oedd, yn union cyn y diwrnod penodedig, yn feddiannaeth

- (a) Part 3(1) of the 1977 Act (rents under regulated tenancies), in relation to an occupation contract which immediately before the appointed day was a protected shorthold tenancy;
- (b) Part 5(2) of the 1977 Act (rents under restricted contracts), in relation to an occupation contract which immediately before the appointed day was a restricted contract.

PART 7

Bankrupt's estate

Saving provisions: definition of bankrupt's estate: assured agricultural occupancies

15. Despite the amendments made by the 2022 Consequential Regulations, section 283(3) of the 1986 Act (definition of bankrupt's estate) continues to have effect, as it did immediately before the appointed day, in relation to an occupation contract which immediately before the appointed day was an assured

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- (1) Diwygiwyd Rhan 3 o Ddeddf Rhenti 1977 (p. 42) gan adrannau 60(4), 61(4), 63, 68(1) i (3) a 152 o Ddeddf Tai 1980 (p. 51) a pharagraffau 37, 38 a 64 o Atodlen 25 ac Atodlen 26 iddi, adrannau 37, 38 a 46 o Ddeddf Cyfiawnder Troseddol 1982 (p. 48) ac erthygl 2(3) o Orchymyn Rhenti (Rhyddhad rhag Codi'r Rhent yn Raddol) 1987 (O.S. 1987/264) ac Atodlen 1 iddo.
 - (2) Diwygiwyd Rhan 5 o Ddeddf Rhenti 1977 (p. 42) gan adrannau 70, 71, 72(1), 140 a 152 o Ddeddf Tai 1980 (p. 51) a Rhan 1 o Atodlen 17, Atodlen 18, paragraffau 42 i 44 o Atodlen 25 ac Atodlen 26 iddi, adrannau 36(4) a 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 ac Atodlen 18 iddi, adrannau 35, 37, 38 a 46 o Ddeddf Cyfiawnder Troseddol 1982 (p. 48), adran 4 o Ddeddf Tai (Darpariaethau Canlyniadol) 1985 (p. 71) a pharagraff 35 o Atodlen 2 iddi, adran 22(2) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 3(3) o Atodlen 8 iddi, rheoliad 5 o Reoliadau Newidiadau Llywodraeth Leol (Ddeddf Rhenti) 1995 (O.S. 1995/2451), erthygl 2(1) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraffau 8 i 10 o Atodlen 1 a pharagraff 5 o Atodlen 2 iddo ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 12 a 19 i 27 o Ran 1 o Atodlen 1 iddo.
 - (3) Diwygiwyd adran 283 gan adran 117(1) o Ddeddf Tai 1988 (p. 50), adran 71(3) o Ddeddf Menter a Diwygio Rheoleiddio 2013 (p. 24) a pharagraffau 1 a 14 o Atodlen 19 iddi ac adran 126 o Ddeddf Busnesau Bach, Menter a Chyflogaeth 2015 (p. 26) a pharagraffau 60 a 74 o Ran 2 o Atodlen 9 iddi.

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- (1) Part 3 of the Rent Act 1977 (c. 42) was amended by sections 60(4), 61(4), 63, 68(1) to (3) and 152 of and paragraphs 37, 38 and 64 of Schedule 25 and Schedule 26 to the Housing Act 1980 (c. 51), sections 37, 38 and 46 of the Criminal Justice Act 1982 (c. 48) and article 2(3) of and Schedule 1 to the Rent (Relief from Phasing) Order 1987 (S.I. 1987/264).
 - (2) Part 5 of the Rent Act 1977 (c. 42) was amended by sections 70, 71, 72(1), 140 and 152 of and Part 1 of Schedule 17, Schedule 18, paragraphs 42 to 44 of Schedule 25 and Schedule 26 to the Housing Act 1980 (c. 51), sections 36(4) and 140 of and Part 1 of Schedule 17 and Schedule 18 to the Housing Act 1988 (c. 50), sections 35, 37, 38 and 46 of the Criminal Justice Act 1982 (c. 48), section 4 of and paragraph 35 of Schedule 2 to the Housing (Consequential Provisions) Act 1985 (c. 71), section 22(2) of and paragraph 3(3) of Schedule 8 to the Local Government (Wales) Act 1994 (c. 19), regulation 5 of Local Government Changes (Rent Act) Regulations 1995 (S.I. 1995/2451), article 2(1) of and paragraphs 8 to 10 of Schedule 1 and paragraph 5 of Schedule 2 to the Local Government Finance (Housing) (Consequential Amendments) Order 1993 (S.I. 1993/651) and article 6(1) of and paragraphs 12 and 19 to 27 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).
 - (3) Section 283 was amended by section 117(1) of the Housing Act 1988 (c. 50), section 71(3) of and paragraphs 1 and 14 of Schedule 19 to the Enterprise and Regulatory Reform Act 2013 (c. 24) and section 126 of and paragraphs 60 and 74 of Part 2 of Schedule 9 to the Small Business, Enterprise and Employment Act 2015 (c. 26).

amaethyddol sicr o fewn ystyr Rhan 1(1) o Ddeddf 1988 (llety rhent).

agricultural occupancy within the meaning of Part 1(1) of the 1988 Act (rented accommodation).

(1) Diwygiwyd Rhan 1 gan adran 2(1) o Ddeddf Rhenti 1977 (p. 42), adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraffau 101 i 106 a 194 o Atodlen 11 iddi, adran 125 o Ddeddf Llysoedd a Gwasanaethau Cyfreithiol 1990 (p. 41) ac Atodlen 20 iddi, adran 4 o Ddeddf Cynllunio (Darpariaethau Canlyniadol) 1990 (p. 11) a pharagraff 79 o Atodlen 2 iddi, adran 4 o Ddeddf Nawdd Cymdeithasol (Darpariaethau Canlyniadol) 1992 (p. 6) a pharagraff 103 o Atodlen 2 iddi, adran 187 o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac Atodlen 22 iddi, adrannau 96 i 100, 103, 104, 150, 151 a 227 o Ddeddf Tai 1996 (p. 52) a pharagraff 2 o Atodlen 8 a Rhannau 4 ac 8 o Atodlen 19 iddi, adran 66(1) o Ddeddf Cyfraith Teulu 1996 (p. 27) a pharagraff 59(3) o Atodlen 8 iddi, adrannau 129 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 15 o Atodlen 15 a Rhan 4 o Atodlen 18 iddi, adrannau 14, 15 ac 16 o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38), adran 222 o Ddeddf Tai 2004 (p. 34), adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 41 o Atodlen 8 iddi, adrannau 86 a 146 o Ddeddf Tribiwnlysoedd, Llysoedd a Gorfodaeth 2007 (p. 15) a pharagraff 45 o Atodlen 14 a Rhan 4 o Atodlen 23 iddi, adrannau 299 a 321(1) o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraffau 5 i 9 o Ran 1 o Atodlen 11 ac Atodlen 16 iddi, adrannau 161 i 164, 195, 222 a 237 o Ddeddf Lleoliaeth 2011 (p. 20) a pharagraffau 25 i 27 o Atodlen 19, pharagraffau 25 i 27 o Atodlen 22 a Rhan 23 o Atodlen 25 iddi, adran 17(5) o Ddeddf Troseddau a'r Llysoedd 2013 (p. 22) a pharagraff 52 o Ran 3 o Atodlen 9 iddi, rheoliad 6 o Reoliadau Credyd Cynhwysol (Darpariaethau Canlyniadol, Atodol, Cysylltiedig ac Amrywiol) 2013 (O.S. 2013/630), adrannau 6 a 10 o Ddeddf Atal Twyll Tai Cymdeithasol 2013 (p. 3) a pharagraff 4 o'r Atodlen iddi, adrannau 97 a 181(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddau a Phlisma 2014 (p. 12) a pharagraffau 17 i 19 o Ran 1 o Atodlen 11 iddi, adrannau 35 i 40 o Ddeddf Dadreoleiddio 2015 (p. 20), adrannau 40(6) a 41 o Ddeddf Mewnfudo 2016 (p. 19), adran 63(b) o Ddeddf Tai a Chynllunio 2016 (p. 22), rheoliad 2 o Reoliadau Cyfeiriadau at Ardrethu (Tai) 1990 (O.S. 1990/434) a pharagraffau 27 ac 28 o'r Atodlen iddynt, erthygl 2 o Orchymyn Awdurdodaeth yr Uchel Lys a Llysoedd Sirol 1991 (O.S. 1991/724) a Rhan 1 o'r Atodlen iddo, erthygl 2(2) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraffau 17 a 18 o Atodlen 1 a pharagraff 8 o Atodlen 2 iddo, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 18 o Atodlen 2 iddo, erthygl 2 o Orchymyn Deddf Llywodraeth Cymru 1998 (Tai) (Diwygio) 1999 (O.S. 1999/61) a pharagraff 3 o'r Atodlen iddo, erthyglau 1 a 2 o Orchymyn Diwygio Rheoleiddio (Tenantiaethau Cyfnodol Sicr) (Codi'r Rhent) 2003 (O.S. 2003/259), erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 i 67 o Atodlen 2 iddo, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 36 i 39 o Atodlen 1 iddo, erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 i 94 o Ran 1 o Atodlen 1 iddo, erthygl 2 o Orchymyn Deddf Priodas (Cyplau o'r Un Rhyw) 2013 (Darpariaethau Canlyniadol a Darpariaethau i'r Gwrthwyneb a'r Alban) 2014 (O.S. 2014/560) a pharagraff 20 o Atodlen 1 iddo a rheoliad 41(a) o Reoliadau Partneriaeth Sifil (Cyplau o Rywiau Gwahanol) 2019 (O.S. 2019/1458) a pharagraff 12 o Ran 1 o Atodlen 3 iddynt.

(1) Part 1 was amended by section 2(1) of the Rent Act 1977 (c. 42), section 194 of and paragraphs 101 to 106 and 194 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42), section 125 of and Schedule 20 to the Courts and Legal Services Act 1990 (c. 41), section 4 of and paragraph 79 of Schedule 2 to the Planning (Consequential Provisions) Act 1990 (c. 11), section 4 of and paragraph 103 of Schedule 2 to the Social Security (Consequential Provisions) Act 1992 (c. 6), section 187 of and Schedule 22 to the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28), sections 96 to 100, 103, 104, 150, 151 and 227 of and paragraph 2 of Schedule 8 and Parts 4 and 8 of Schedule 19 to the Housing Act 1996 (c. 52), section 66(1) of and paragraph 59(3) of Schedule 8 to the Family Law Act 1996 (c. 27), sections 129 and 152 of and paragraph 15 of Schedule 15 and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), sections 14, 15 and 16 of the Anti-social Behaviour Act 2003 (c. 38), section 222 of the Housing Act 2004 (c. 34), section 81 of and paragraph 41 of Schedule 8 to the Civil Partnership Act 2004 (c. 33), sections 86 and 146 of and paragraph 45 of Schedule 14 and Part 4 of Schedule 23 to the Tribunals, Courts and Enforcement Act 2007 (c. 15), sections 299 and 321(1) of and paragraphs 5 to 9 of Part 1 of Schedule 11 and Schedule 16 to the Housing and Regeneration Act 2008 (c. 17), sections 161 to 164, 195, 222 and 237 of and paragraphs 25 to 27 of Schedule 19, paragraphs 25 to 27 of Schedule 22 and Part 23 of Schedule 25 to the Localism Act 2011 (c. 20), section 17(5) of and paragraph 52 of Part 3 of Schedule 9 to the Crime and Courts Act 2013 (c. 22), regulation 6 of the Universal Credit (Consequential, Supplementary, Incidental and Miscellaneous Provisions) Regulations 2013 (S.I. 2013/630), sections 6 and 10 of and paragraph 4 of the Schedule to the Prevention of Social Housing Fraud Act 2013 (c. 3), sections 97 and 181(1) of and paragraphs 17 to 19 of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), sections 35 to 40 of the Deregulation Act 2015 (c. 20), sections 40(6) and 41 of the Immigration Act 2016 (c. 19), section 63(b) of the Housing and Planning Act 2016 (c. 22), regulation 2 of and paragraphs 27 and 28 of the Schedule to the References to Rating (Housing) Regulations 1990 (S.I. 1990/434), article 2 of and Part 1 of the Schedule to the High Court and County Courts Jurisdiction Order 1991 (S.I. 1991/724), article 2(2) of and paragraphs 17 and 18 of Schedule 1 and paragraph 8 of Schedule 2 to the Local Government Finance (Housing) (Consequential Amendments) Order 1993 (S.I. 1993/651), article 5 of and paragraph 18 of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325), article 2 of and paragraph 3 of the Schedule to the Government of Wales Act 1998 (Housing) (Amendments) Order 1999 (S.I. 1999/61), articles 1 and 2 of the Regulatory Reform (Assured Periodic Tenancies) (Rent Increases) Order 2003 (S.I. 2003/259), article 5 of and paragraphs 63 to 67 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), article 4 of and paragraphs 36 to 39 of Schedule 1 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), article 6(1) of and paragraphs 80 to 94 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036), article 2 of and paragraph 20 of Schedule 1 to the Marriage (Same Sex Couples) Act 2013 (Consequential and Contrary Provisions and Scotland) Order 2014 (S.I. 2014/560) and regulation 41(a) of and paragraph 12 of Part 1 of Schedule 3 to the Civil Partnership (Opposite-sex Couples) Regulations 2019 (S.I. 2019/1458).

RHAN 8
Digartrefedd

Darpariaeth drosiannol: tenantiaethau a thrwyddedau y mae rheolau arbennig yn gymwys iddynt: digartrefedd

16.—(1) Mae'r rheoliad hwn yn gymwys pan, cyn y diwrnod penodedig—

- (a) bo gan awdurdod tai lleol ddyletswydd o dan adran 75 o Ddeddf 2014 (dyletswydd i sicrhau llety ar gyfer ceiswyr mewn angen blaenoriaethol pan fo'r ddyletswydd yn adran 73 yn dod i ben) i sicrhau bod llety addas ar gael i'w feddiannu gan berson o dan yr amgylchiadau a grybwyllir yn is-adran (2) neu (3) o'r adran honno; a
- (b) nad yw dyletswydd yr awdurdod tai lleol o dan adran 75 o Ddeddf 2014 mewn perthynas â'r person hwnnw wedi dod i ben yn unol ag adran 76 o Ddeddf 2014 (amgylchiadau pan fo'r ddyletswydd yn adran 75 yn dod i ben).

(2) Pan fo'r rheoliad hwn yn gymwys, bimir bod y cyfnod hysbysu o 12 mis ym mharagraff 12 o Atodlen 2 i Ddeddf 2016 (tenantiaethau a thrwyddedau y mae rheolau arbennig yn gymwys iddynt: digartrefedd) yn cychwyn ar y diwrnod penodedig.

(3) Mae'r rheoliad hwn yn ddarostyngedig i baragraff 12(3) o Atodlen 2 i Ddeddf 2016.

PART 8
Homelessness

Transitional provision: tenancies and licences to which special rules apply: homelessness

16.—(1) This regulation applies where, before the appointed day—

- (a) a local housing authority has a duty under section 75 of the 2014 Act (duty to secure accommodation for applicants in priority need when the duty in section 73 ends) to secure that suitable accommodation is available for occupation by a person in the circumstances mentioned in subsection (2) or (3) of that section; and
- (b) the local housing authority's duty under section 75 of the 2014 Act in relation to that person has not ended in accordance with section 76 of the 2014 Act (circumstances in which the duty in section 75 ends).

(2) Where this regulation applies, the notification period of 12 months in paragraph 12 of Schedule 2 to the 2016 Act (tenancies and licences to which special rules apply: homelessness) is deemed to commence on the appointed day.

(3) This regulation is subject to paragraph 12(3) of Schedule 2 to the 2016 Act.

**Darpariaeth drosiannol: swyddogaethau budd-dal
tai: pennu lwfans tai lleol**

17.—(1) At ddiben pennu lwfans tai lleol o dan erthygl 4B(1) o Orchymyn 1997 ac Atodlen 3B(2) (pennu ardaloedd marchnad rentu eang a phennu lwfans tai lleol) iddo, am ba hyd bynnag y mae'n angenrheidiol cyfeirio at renti sy'n daladwy cyn y diwrnod y daw adran 239 o Ddeddf 2016 i rym, bernir mai gwerth y rhent a fyddai, ym marn y swyddog rhenti, wedi bod yn daladwy am gategori o annedd, a bennir ym mharagraff 1 o Atodlen 3B i Orchymyn 1997, yng Nghymru a osodir o dan denantiaeth sicr, yw'r rhent a fyddai wedi bod yn daladwy mewn perthynas â'r categori perthnasol o annedd a osodir o dan contract diogel neu safonol perthnasol.

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- (1) Mewnosodwyd erthygl 4B gan erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Lwfans Tai Lleol) (Diwygio) 2003 (O.S. 2003/2398), rheoliad 5 o Reoliadau Budd-dal Tai a Budd-dal y Dreth Gyngor (Darpariaethau Canlyniadol) 2006 (O.S. 2006/217) a pharagraff 11 o Atodlen 2 iddynt, erthyglau 3 i 6 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2007 (O.S. 2007/2871), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2008 (O.S. 2008/587), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2010 (O.S. 2010/2836), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2012 (O.S. 2012/646), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygio) 2013 (O.S. 2013/1544), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2016 (O.S. 2016/1179), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygio) 2020 (O.S. 2020/27), rheoliad 4 o Reoliadau Nawdd Cymdeithasol (Coronafeirws) (Mesurau Pellach) 2020 (O.S. 2020/371) ac erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygio ac Addasu) 2021 (O.S. 2021/1380).
- (2) Mewnosodwyd Atodlen 3B gan erthyglau 3 a 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2007 (O.S. 2007/2871) ac fe'i diwygiwyd gan erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) (Rhif 2) 2008 (O.S. 2008/3156), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2010 (O.S. 2010/2836), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai) (Diwygio) 2012 (O.S. 2012/646), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2013 (O.S. 2013/2978), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2016 (O.S. 2016/1179), erthygl 2 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygio) 2020 (O.S. 2020/27), rheoliad 4 o Reoliadau Nawdd Cymdeithasol (Coronafeirws) (Mesurau Pellach) 2020 (O.S. 2020/371) a rheoliad 2 o Reoliadau Ddeddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol i Is-ddeddfwriaeth) 2022 (O.S. 2022/907 (Cy. 198)) a pharagraff 17 o Atodlen 1 iddynt.

**Transitional provision: housing benefit functions:
local housing allowance determinations**

17.—(1) For the purpose of determining a local housing allowance under article 4B(1) of and Schedule 3B(2) to the 1997 Order (broad rental market area determinations and local housing allowance determinations), for so long as it is necessary to refer to rents payable before the day on which section 239 of the 2016 Act comes into force, the value of rent which, in the rent officer's opinion, would have been payable for a category of dwelling, specified in paragraph 1 of Schedule 3B to the 1997 Order, in Wales let under an assured tenancy, is to be deemed to be the rent that would have been payable in relation to the relevant category of dwelling let under a relevant secure or standard contract.

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- (1) Article 4B was inserted by article 2 of the Rent Officers (Housing Benefit Functions) (Local Housing Allowance) Amendment Order 2003 (S.I. 2003/2398), regulation 5 of and paragraph 11 of Schedule 2 to the Housing Benefit and Council Tax Benefit (Consequential Provisions) Regulations 2006 (S.I. 2006/217), articles 3 to 6 of the Rent Officers (Housing Benefit Functions) Amendment Order 2007 (S.I. 2007/2871), article 2 of the Rent Officers (Housing Benefit Functions) Amendment Order 2008 (S.I. 2008/587), article 2 of Rent Officers (Housing Benefit Functions) Amendment Order 2010 (S.I. 2010/2836), article 2 of the Rent Officers (Housing Benefit Functions) (Amendment) Order 2012 (S.I. 2012/646), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2013 (S.I. 2013/1544), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2016 (S.I. 2016/1179), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2020 (S.I. 2020/27), regulation 4 of the Social Security (Coronavirus) (Further Measures) Regulations 2020 (S.I. 2020/371) and article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment and Modification) Order 2021 (S.I. 2021/1380).
- (2) Schedule 3B was inserted by articles 3 and 4 of the Rent Officers (Housing Benefit Functions) Amendment Order 2007 (S.I. 2007/2871) and amended by article 2 of the Rent Officers (Housing Benefit Functions) Amendment (No 2) Order 2008 (S.I. 2008/3156), article 2 of the Rent Officers (Housing Benefit Functions) Amendment Order 2010 (S.I. 2010/2836), article 2 of the Rent Officers (Housing Benefit Functions) (Amendment) Order 2012 (S.I. 2012/646), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2013 (S.I. 2013/2978), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2015 (S.I. 2015/1753), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2016 (S.I. 2016/1179), article 2 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2020 (S.I. 2020/27), regulation 4 of the Social Security (Coronavirus) (Further Measures) Regulations 2020 (S.I. 2020/371) and regulation 2 of and paragraph 17 of Schedule 1 to the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022 (S.I. 2022/907 (W. 198)).

(2) Yn y rheoliad hwn ystyr “contract diogel neu safonol perthnasol” yw contract diogel neu safonol nad yw'r landlord yn bodloni amod y landlord yn adran 80(1) o Ddeddf 1985 mewn perthynas ag ef.

Darpariaeth drosiannol: swyddogaethau credyd cynhwysol: pennu lwfans tai lleol

18.—(1) At ddiben pennu lwfans tai lleol o dan erthygl 4(2) o Orchymyn 2013 ac Atodlen 1(3) (pennu lwfans tai lleol) iddo, am ba hyd bynnag y mae'n angenrheidiol cyfeirio at renti sy'n daladwy cyn y diwrnod y daw adran 239 o Ddeddf 2016 i rym, bernir mai gwerth y rhent a fyddai, ym marn y swyddog rhenti, wedi bod yn daladwy am gategori o annedd, a bennir ym mharagraff 1 o Atodlen 1 i Orchymyn 2013, yng Nghymru a osodir o dan denantiaeth sicr, yw'r rhent a fyddai wedi bod yn daladwy mewn perthynas â'r categori perthnasol o annedd a osodir o dan contract diogel neu safonol perthnasol.

(2) In this regulation “relevant secure or standard contract” means a secure or standard contract in relation to which the landlord does not meet the landlord condition in section 80(1) of the 1985 Act.

Transitional provision: universal credit functions: local housing allowance determinations

18.—(1) For the purpose of determining a local housing allowance under article 4(2) of and Schedule 1(3) to the 2013 Order (local housing allowance determinations), for so long as it is necessary to refer to rents payable before the day on which section 239 of the 2016 Act comes into force, the value of rent which, in the rent officer's opinion, would have been payable for a category of dwelling, specified in paragraph 1 of Schedule 1 to the 2013 Order, in Wales let under an assured tenancy, is to be deemed to be the rent that would have been payable in relation to the relevant category of dwelling let under a relevant secure or standard contract.

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- (1) Diwygiwyd adran 80 gan adran 24(2) o Ddeddf Tai a Chynllunio 1986 (p. 63) a pharagraff 26 o Ran 2 o Atodlen 5 iddi, adrannau 83(2) a 140 o Ddeddf Tai 1988 (p. 50) ac Atodlen 18 iddi, adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 5 o Atodlen 16 a Rhan 4 o Atodlen 18 iddi, adrannau 195 a 222 o Ddeddf Lleoliaeth 2011 (p. 20) a pharagraffau 10 a 13 o Atodlen 19 a pharagraffau 9 ac 11 o Atodlen 22 iddi, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14 o Atodlen 2 iddo, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 10 o Atodlen 1 iddo ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 19 o Atodlen 2 iddo.
 - (2) Diwygiwyd erthygl 4 gan erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygio) 2013 (O.S. 2013/1544), erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2014 (O.S. 2014/3126), erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2015 (O.S. 2015/1753) a rheoliad 4 o Reoliadau Nawdd Cymdeithasol (Coronafeirws) (Mesurau Pellach) 2020 (O.S. 2020/371).
 - (3) Diwygiwyd Atodlen 1 gan erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2013 (O.S. 2013/2978), erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2015 (O.S. 2015/1753), erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2016 (O.S. 2016/1179), erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygio) 2018 (O.S. 2018/1332), erthygl 4 o Orchymyn Swyddogion Rhenti (Swyddogaethau Budd-dal Tai a Chredyd Cynhwysol) (Diwygiadau i'r Lwfans Tai Lleol) 2020 (O.S. 2020/27), rheoliad 4 o Reoliadau Nawdd Cymdeithasol (Coronafeirws) (Mesurau Pellach) 2020 (O.S. 2020/371) a rheoliad 2 o Reoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol i Is-ddeddfwriaeth) 2022 (O.S. 2022/907 (Cy. 198)) a pharagraff 28 o Atodlen 1 iddynt.

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- (1) Section 80 was amended by section 24(2) of and paragraph 26 of Part 2 of Schedule 5 to the Housing and Planning Act 1986 (c. 63), sections 83(2) and 140 of and Schedule 18 to the Housing Act 1988 (c. 50), sections 140 and 152 of and paragraph 5 of Schedule 16 and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), sections 195 and 222 of and paragraphs 10 and 13 of Schedule 19 and paragraphs 9 and 11 of Schedule 22 to the Localism Act 2011 (c. 20), article 5 of and paragraph 14 of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325), article 4 of and paragraphs 2 and 10 of Schedule 1 to Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002) and article 5 of and paragraphs 15 and 19 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866).
 - (2) Article 4 was amended by article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2013 (S.I. 2013/1544), article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2014 (S.I. 2014/3126), article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2015 (S.I. 2015/1753) and regulation 4 of the Social Security (Coronavirus) (Further Measures) Regulations 2020 (S.I. 2020/371).
 - (3) Schedule 1 was amended by article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2013 (S.I. 2013/2978), article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2015 (S.I. 2015/1753), article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Local Housing Allowance Amendments) Order 2016 (S.I. 2016/1179), article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2018 (S.I. 2018/1332), article 4 of the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2020 (S.I. 2020/27), regulation 4 of the Social Security (Coronavirus) (Further Measures) Regulations 2020 (S.I. 2020/371) and regulation 2 of and paragraph 28 of Schedule 1 to the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022 (S.I. 2022/907 (W. 198)).

(2) Yn y rheoliad hwn ystyr “contract diogel neu safonol perthnasol” yw contract diogel neu safonol nad yw'r landlord yn bodloni amod y landlord yn adran 80(1) o Ddeddf 1985 mewn perthynas ag ef.

(2) In this regulation “relevant secure or standard contract” means a secure or standard contract in relation to which the landlord does not meet the landlord condition in section 80(1) of the 1985 Act.

RHAN 10

Cyffredinol

Darpariaeth arbed gyffredinol

19. Mae unrhyw ddarpariaeth a arbedir gan y Rheoliadau hyn yn cynnwys, i'r graddau y mae'n ofynnol ar gyfer gweithrediad y ddarpariaeth a arbedir, arbed unrhyw ddarpariaeth arall sy'n ymwneud â'r ddarpariaeth honno.

PART 10

General

General saving provision

19. Any saving of a provision made by these Regulations includes, so far as is required for the operation of the saved provision, the saving of any other provision relating to that provision.

Julie James

Y Gweinidog Newid Hinsawdd, un o Weinidogion
Cymru
Am 4.05 p.m. ar 9 Tachwedd 2022

Minister for Climate Change, one of the Welsh
Ministers
At 4.05 p.m. on 9 November 2022

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(1) Diwygiwyd adran 80 gan adran 24(2) o Ddeddf Tai a Chynllunio 1986 (p. 63) a pharagraff 26 o Ran 2 o Atodlen 5 iddi, adrannau 83(2) a 140 o Ddeddf Tai 1988 (p. 50) ac Atodlen 18 iddi, adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 5 o Atodlen 16 a Rhan 4 o Atodlen 18 iddi, adrannau 195 a 222 o Ddeddf Lleoliaeth 2011 (p. 20) a pharagraffau 10 a 13 o Atodlen 19 a pharagraffau 9 ac 11 o Atodlen 22 iddi, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14 o Atodlen 2 iddo, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 10 o Atodlen 1 iddo ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 19 o Atodlen 2 iddo.

(1) Section 80 was amended by section 24(2) of and paragraph 26 of Part 2 of Schedule 5 to the Housing and Planning Act 1986 (c. 63), sections 83(2) and 140 of and Schedule 18 to the Housing Act 1988 (c. 50), sections 140 and 152 of and paragraph 5 of Schedule 16 and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), sections 195 and 222 of and paragraphs 10 and 13 of Schedule 19 and paragraphs 9 and 11 of Schedule 22 to the Localism Act 2011 (c. 20), article 5 of and paragraph 14 of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325), article 4 of and paragraphs 2 and 10 of Schedule 1 to Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002) and article 5 of and paragraphs 15 and 19 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866).

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