

*These notes refer to the Renting Homes (Wales) Act 2016  
(c.1) which received Royal Assent on 18 January 2016*

# **RENTING HOMES (WALES) ACT 2016**

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## **EXPLANATORY NOTES**

### **COMMENTARY ON SECTIONS**

#### **Part 3 - Provisions Applying to All Occupation Contracts**

#### ***Chapter 6 - Right to Occupy Without Interference***

#### ***Section 54 – Right to occupy without interference from landlord***

179. Where a term of the contract incorporates this provision without modification, a landlord must not interfere with the contract-holder's right to occupy the dwelling. This is also known as the contract-holder's right to 'quiet enjoyment' of the property. This does not prevent the landlord carrying out any repairs. It means a landlord must not act in a way that affects the contract-holder's right to live in their home without interference from the landlord on a day-to-day basis.