



Renting Homes (Wales) Act 2016

2016 anaw 1

PART 9 **E+W**

TERMINATION ETC. OF OCCUPATION CONTRACTS

CHAPTER 5 **E+W**

TERMINATION OF PERIODIC STANDARD CONTRACTS

Termination of periodic standard contracts which were fixed term standard contracts

183 Relevance of events under fixed term standard contract **E+W**

- (1) The landlord under a periodic standard contract which arises under section 184(2) (periodic standard contract arising at end of fixed term) may make a possession claim in reliance on—
- (a) a possession notice, ^{F1}...
 - (b) a notice under section 186, ^{F2}or
 - (c) a notice under a landlord's break clause,]
- which the landlord gave to the contract-holder before the end of the fixed term contract.

^{F3}(2) Sections 179 and 180—

- (a) apply to a notice under section 186(1) as they apply to a notice under section 173, and
 - (b) apply to a possession claim made on the ground in section 186(5) in reliance on such a notice as they apply to a possession claim made on the ground in section 178 in reliance on a notice under section 173.]
- (3) In any possession notice the landlord gives to the contract-holder, the landlord may rely on events which occurred before the end of the fixed term standard contract.
- (4) This section is a fundamental provision which is incorporated as a term of periodic standard contracts which arise under section 184(2).

Changes to legislation: *Renting Homes (Wales) Act 2016, Cross Heading: Termination of periodic standard contracts which were fixed term standard contracts is up to date with all changes known to be in force on or before 24 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

Textual Amendments

- F1** Word in s. 183(1) omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 17(a)(i)**
- F2** S. 183(1)(c) and word inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 17(a)(ii)**
- F3** S. 183(2) substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), **Sch. 6 para. 17(b)**

Modifications etc. (not altering text)

- C1** Pt. 9 excluded (1.12.2022) by 2004 c. 34, s. 33(c) (as inserted by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **28(2)(c)**)

Commencement Information

- I1** S. 183 in force at 1.12.2022 by [S.I. 2022/906](#), **art. 2**

Changes to legislation:

Renting Homes (Wales) Act 2016, Cross Heading: Termination of periodic standard contracts which were fixed term standard contracts is up to date with all changes known to be in force on or before 24 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

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Changes and effects yet to be applied to :

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)