

---

WELSH STATUTORY INSTRUMENTS

---

**2007 No. 3231**

**The Houses in Multiple Occupation (Certain Blocks of Flats)  
(Modifications to the Housing Act 2004 and Transitional  
Provisions for section 257 HMOs) (Wales) Regulations 2007**

**Modifications to Part 2 of the Housing Act 2004 (licensing of houses in multiple occupation)**

**8.** In section 75 (other consequences of operating unlicensed HMOs: restrictions on terminating tenancies)—

(a) for subsection (1) substitute—

“(1) No section 21 notice may be given in relation to a shorthold tenancy of a flat in an unlicensed section 257 HMO by the person having control of the HMO so long as it remains such an HMO.”; and

(b) after subsection (2) insert—

“(3) Subsection (1) does not affect the right of any person (other than the person having control of a section 257 HMO) to serve a section 21 notice in respect of a shorthold tenancy of a flat in such an HMO.”.