

# RENTING HOMES (WALES) ACT 2016

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## EXPLANATORY NOTES

### COMMENTARY ON SECTIONS

#### **Part 4 - Condition of Dwelling**

##### *Chapter 3 – Miscellaneous*

274. This Chapter, unlike Chapter 2, applies to all occupation contracts. It addresses two separate issues which both concern the obligations of landlords and contract-holders in relation to the maintenance and repair of dwellings.

##### *Section 100 - Specific performance*

275. This section provides that, in any proceedings for a breach of obligations to repair, maintain, renew, construct or replace any property, or in proceedings for a breach of obligations to keep any dwelling fit for human habitation (including a breach of the landlord's obligations under a term of the contract that incorporates sections 91 and 92), the court may order a landlord to undertake repairs despite any rule in common law that might otherwise limit this.

##### *Section 101 – Waste and tenant-like user*

276. This section provides that the common law concepts of 'waste' and use of a dwelling in a 'tenant-like manner' do not apply in relation to occupation contracts. 'Waste' is damage or harm caused by actions or neglect on the part of the contract-holder, whilst 'tenant-like manner' means taking care of the property on a day to day level (for example unblocking a sink or replacing a fuse). It is envisaged that a supplementary provision will be made by regulations which, if incorporated as a term of the contract, will require a contract-holder to take care of the dwelling and of any fixtures and fittings.