

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

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## **EXPLANATORY NOTES**

### **COMMENTARY ON SECTIONS**

#### **Part 6 - Provisions Applying Only to Periodic Standard Contracts**

##### ***Chapter 4 - Joint Contract-Holders: Withdrawal***

##### ***Section 130 – Withdrawal***

325. Where this section is incorporated as a term of a periodic standard contract without modification, if there is more than one contract-holder under the occupation contract, any of those contract-holders may cease to be a party to the contract without bringing the contract to an end.
326. In those circumstances, a contract-holder who intends to leave the periodic standard contract must provide the landlord with a ‘withdrawal notice’, stating the date on which they intend to cease being a party to the contract. They must also provide the other joint contract-holders with a written warning of their intention to leave the contract and a copy of the withdrawal notice at the same time as they give the notice to the landlord. As additional protection, the landlord must also provide the other contract-holders with a written warning and a copy of the notice.
327. Under a term of the contract that incorporates this provision without modification, if, instead of providing a withdrawal notice under this section, a joint contract-holder gives a notice under a term of the contract that incorporates section 168 (contract-holder’s notice to end contract), that notice has the same effect as a withdrawal notice.

##### ***Section 131 - Withdrawal: power to prescribe time limits***

328. The section places a duty on the Welsh Ministers to prescribe, for the purpose of section 130, a minimum notice period for withdrawing from a joint occupation contract.