

*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 9 - Termination Etc. of Occupation Contracts**

##### *Chapter 5 - Termination of Periodic Standard Contracts*

##### *Section 181 - Serious rent arrears*

415. Where the contract-holder has fallen into 'serious rent arrears' the landlord may make a possession claim to the court on this ground. 'Serious rent arrears' is defined in subsection (2); for example, it arises where there is at least two months' unpaid rent where rent is payable monthly, or eight weeks' unpaid rent where rent is payable weekly.
416. Subject to any available defence based on the contract-holder's human rights, the court must make a possession order if it is satisfied the contract-holder was in serious rent arrears at the time the possession notice was given and also when the possession claim is heard by the court (see section 216).