

# RENTING HOMES (WALES) ACT 2016

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## EXPLANATORY NOTES

### COMMENTARY ON SECTIONS

#### **Part 9 - Termination Etc. of Occupation Contracts**

#### **Chapter 8 - Review by Landlord of Decision to Give Notice Requiring Possession**

#### ***(This Chapter Applies Only to Introductory Standard Contracts and Prohibited Conduct Standard Contracts)***

439. Sections 202 and 203 concern internal reviews by landlords of decisions to seek possession. Such reviews apply to notices relating to introductory standard contracts (see section 16) and prohibited conduct standard contracts (see section 116), which are given under the term of such a contract which incorporates section 173 (landlord's notice) or section 181 (serious rent arrears).

#### ***Section 202 – Review of decision to terminate introductory standard contracts or prohibited contracts standard contracts***

440. This section confers a right on a contract-holder, who has received a notice seeking possession under the term of the contract incorporating section 173 (landlord's notice) or a possession notice specifying the serious rent arrears ground (see section 181), to request a review by the landlord of the decision to give the notice. A request for review must be made to the landlord within 14 days of the date on which the landlord gives the contract-holder the notice (unless the landlord allows additional time).

#### ***Section 203 - Landlord's review of decision to give a notice***

441. A landlord, having received a request to carry out a review which was made in compliance with section 202, must carry out a review of the decision to give a notice. The landlord must notify the contract-holder of the outcome of the review before the date after which the landlord may make a possession claim related to the notice. If the review confirms the decision to give the notice, the reasons for the confirmation must be given.

442. Under subsections (5) and (6), the Welsh Ministers may make regulations concerning the procedure relating to reviews.