

SCHEDULE 12

CONVERSION OF TENANCIES AND LICENCES EXISTING BEFORE COMMENCEMENT OF CHAPTER 3 OF PART 10

Introductory standard contracts

- 23 (1) This paragraph applies to a converted contract which has effect as an introductory standard contract because of paragraph 5.
- (2) The introductory period of the contract ends if—
- (a) the tenant died before the appointed day, and
 - (b) after that day an event occurs which, but for this Act, would under section 133 of the [Housing Act 1996 \(c. 52\)](#) (succession) have caused the contract to cease to be an introductory tenancy,
- and section 16(1)(b) of this Act (conversion to secure contract) does not apply where the introductory period ends because of this sub-paragraph.
- (3) This Act applies as if the reference in paragraph 1(7) of Schedule 4 to the introduction date of the contract were to the day which was the beginning of the trial period under section 125(2)(a) or (b) of the [Housing Act 1996](#).
- (4) Paragraph 2 of Schedule 4 (introductory period where there are previous contracts) applies as if references to introductory standard contracts were to—
- (a) assured shorthold tenancies under which the landlord was a registered social landlord or a private registered provider of social housing, or
 - (b) introductory tenancies.
- (5) For the purposes of paragraph 2 of Schedule 4 the introduction date of an assured shorthold tenancy under which the landlord was a registered social landlord or a private registered provider of social housing is—
- (a) the day on which the tenant was entitled to begin occupying the dwelling, or
 - (b) if the tenancy was not made with a registered social landlord or a private registered provider of social housing, the day a registered social landlord or a private registered provider of social housing became the landlord.
- (6) For the purposes of paragraph 2 of Schedule 4 the introduction date of an introductory tenancy is the day which was the beginning of the trial period under section 125(2) (a) or (b) of the [Housing Act 1996](#).
- (7) Paragraph 2(5) and (6) of Schedule 4 does not apply, but any notice of extension given in relation to the converted contract under section 125A of the [Housing Act 1996](#) has effect as if given under paragraph 3 of that Schedule.