



# Renting Homes (Amendment) (Wales) Act 2021

2021 asc 3

## *Giving and withdrawing landlord's notice*

### **6 Restrictions on giving notice under section 173 or 186 or under a landlord's break clause: breaches of statutory obligations**

- (1) The 2016 Act is amended as follows.
- (2) For section 176 (restrictions on giving notice under section 173: information requirements) substitute—

#### **“176 Restrictions on giving notice under section 173: breaches of statutory obligations**

Schedule 9A imposes restrictions on the giving of notice under section 173, related to breaches of certain statutory obligations.”

- (3) After section 186 (landlord's notice in connection with end of fixed term) insert—

#### **“186A Restrictions on giving notice under section 186: breaches of statutory obligations**

Schedule 9A imposes restrictions on the giving of notice under section 186, related to breaches of certain statutory obligations.”

- (4) For section 197 (restrictions on giving notice under a landlord's break clause: information requirements) substitute—

#### **“197 Restrictions on use of landlord's break clause: breaches of statutory obligations**

Schedule 9A imposes restrictions on the giving of notice under a landlord's break clause, related to breaches of certain statutory obligations.”

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*Status: This is the original version (as it was originally enacted).*

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- (5) In the [Renting Homes \(Fees etc.\) \(Wales\) Act 2019 \(anaw 2\)](#)—
- (a) for section 20 (restrictions on terminating contracts), substitute—

**“20 Restrictions on terminating standard occupation contracts**

Schedule 9A to the [Renting Homes \(Wales\) Act 2016 \(anaw 1\)](#) includes provision relating to standard occupation contracts preventing a landlord from giving a notice seeking possession of a dwelling under section 173 or 186 of that Act, or under a landlord’s break clause, if the landlord has not complied with provisions of this Act relating to prohibited payments and retained holding deposits.”;

- (b) omit Schedule 3 (which provides for the insertion of sections 177A, 186A to 186C and 198A into the 2016 Act, and other related amendments to that Act).
- (6) Schedule 2 inserts a new Schedule 9A into the 2016 Act, which—
- (a) replicates the restrictions on the giving of notices seeking possession set out in sections 176 to 177A, 186A to 186C and 197 to 198A of the 2016 Act as they stood before being amended or omitted by virtue of this Act, and
- (b) includes a power to amend Schedule 9A.