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WELSH STATUTORY INSTRUMENTS

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**2020 No. 1044**

The Coronavirus Act 2020 (Residential Tenancies:  
Protection from Eviction) (Wales) Regulations 2020

PART 3

NOTICE PERIODS: AMENDMENTS TO  
MODIFICATIONS MADE BY SCHEDULE 29

*DEMOTED TENANCIES*

**Amendment of modifications made to section 143E of the Housing Act 1996**

**12.**—(1) Paragraph 9 of Schedule 29 (notice of possession proceedings in relation to demoted tenancies) is amended as follows.

(2) In paragraph (a), in inserted subsection (3)(a)(ii) of the modification, for “, three months beginning with the date on which the notice of proceedings is served” substitute

“—

(aa) four weeks beginning with the date on which the notice of proceedings is served where the landlord has specified in the notice of proceedings an ASB reason for applying for a possession order (whether or not the landlord has any other reason), and

(ab) in any other case, six months from the date on which the notice of proceedings is served”.

(3) In paragraph (b), in inserted subsection (6) of the modification, in the definition of “ASB reason”—

(a) after ““ASB reason” means” insert “, in relation to a dwelling-house in England,” and

(b) at the end, insert “and, in relation to a dwelling-house in Wales, a reason which corresponds to any of those set out in section 84A(3) to (7) of the Housing Act 1985 or Grounds 2 and 2A of Schedule 2 to that Act”.