
WELSH STATUTORY INSTRUMENTS

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**

RENT ACT 1977 PROTECTED TENANCIES AND STATUTORY TENANCIES

Amendment of modifications made to section 5(1) of the Protection from Eviction Act 1977

- 4.—(1) Paragraph 2 of Schedule 29 is amended as follows.
- (2) In sub-paragraph (1) (notice period for Rent Act notices to quit)—
- (a) omit “the reference to 4 weeks were a reference to”;
 - (b) in paragraph (a), after “in relation to premises in England,” insert “the reference to 4 weeks were a reference to”;
 - (c) in paragraph (b), for “3 months”, substitute “for paragraph (b) there were substituted—
“**(b)** it is given—
 - (i) not less than four weeks before the date on which it is to take effect where the notice to quit specifies that the landlord is of the opinion that the circumstance specified in Case 2 in Schedule 15 to the Rent Act 1977 applies (whether or not any other circumstance specified in that Schedule applies), and
 - (ii) where sub-paragraph (i) does not apply, not less than six months before the date on which it is to take effect.”;”.”

Amendment of modifications made to section 3 of the Rent Act 1977

- 5.—(1) Paragraph 2 of Schedule 29 is amended as follows.
- (2) In sub-paragraph (3) (notice period for possession proceedings in relation to Rent Act 1977 statutory tenancies)—
- (i) in inserted subsection (4A)(b)(ii) of the modification, for “, at least three months” substitute “—
 - (aa) at least four weeks where the notice of intention to commence possession proceedings specifies a ground that corresponds to Case 2 in Schedule 15 to this Act (whether or not the notice specifies any other ground), and
 - (ab) where sub-paragraph (aa) does not apply, at least six months”;”

(ii) in inserted subsection (4C)(g)(i) of the modification, for “, at least three months after the date on which the notice is given,” substitute

“—

- (aa) at least four weeks after the date on which the notice is given where the notice of intention to commence possession proceedings specifies a ground that corresponds to Case 2 in Schedule 15 to this Act (whether or not the notice specifies any other ground), and
- (ab) where sub-paragraph (aa) does not apply, at least six months after the date on which the notice is given,”.