
OFFERYNNAU STATUDOL CYMRU

2020 No. 1044

Rheoliadau Deddf y Coronafeirws 2020 (Tenantiaethau Preswyl: Gwarchodaeth Rhag Troi Allan) (Cymru) 2020

RHAN 3

**CYFNODAU HYSBYSU: DIWYGIO
ADDASIADAU A WNAED GAN ATODLEN 29**

*TENANTIAETHAU GWARCHODEDIG A
THENANTIAETHAU STATUDOL DEDDF RHENTI 1977*

Diwygio addasiadau a wnaed i adran 5(1) o Ddeddf Gwarchodaeth Rhag Troi Allan 1977

- 4.—(1) Mae paragraff 2 o Atodlen 29 wedi ei ddiwygio fel a ganlyn.
- (2) Yn is-baragraff (1) (y cyfnod hysbysu ar gyfer hysbysiadau ymadael y Ddeddf Rhenti)—
- (a) hepgorer “the reference to 4 weeks were a reference to”;
 - (b) ym mharagraff (a), ar ôl “in relation to premises in England,” mewnosoder “the reference to 4 weeks were a reference to”;
 - (c) ym mharagraff (b), yn lle “3 months”, rhodder “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.”;”.

Diwygio addasiadau a wnaed i adran 3 o Ddeddf Rhenti 1977

- 5.—(1) Mae paragraff 2 o Atodlen 29 wedi ei ddiwygio fel a ganlyn.
- (2) Yn is-baragraff (3) (y cyfnod hysbysu ar gyfer achosion adennill meddiant mewn perthynas â thenantiaethau statudol Deddf Rhenti 1977)—
- (i) yn is-adran (4A)(b)(ii), a fewnosodir gan yr addasiad, yn lle “, at least three months” rhodder “—
 - (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) yn is-adran (4C)(g)(i), a fewnosodir gan yr addasiad, yn lle “, at least three months after the date on which the notice is given,” rhodder

“—

(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.”.

TENANTIAETHAU DIOGEL

Diwygio addasiadau a wnaed i adran 83 o Ddeddf Tai 1985

6.—(1) Mae paragraff 3 o Atodlen 29 (hysbysiadau am achosion adennill meddiant mewn perthynas â thenantiaethau diogel) wedi ei ddiwygio fel a ganlyn.

(2) Ym mharagraff (b), hepgorer “, in relation to a dwelling-house in England,”.

(3) ym mharagraff (c)—

(a) yn is-adran (4B)(a)(ii), a fewnosodir gan yr addasiad, yn lle “, three months after the date of service of the notice,” rhodder

“—

(aa) four weeks after the date of service of the notice where Ground 2A in Schedule 2 is specified without any other ground, and

(ab) where sub-paragraph (aa) does not apply, six months after the date of service of the notice,”.

Atal darpariaeth sy'n ymwneud ag adran 83 o Ddeddf Tai 1985 dros dro pan roddir hysbysiad ar seiliau ymddygiad gwrthgymdeithasol

7. Mae paragraff 3 o Atodlen 29 (estyn cyfnodau hysbysu mewn perthynas â thenantiaethau diogel) wedi ei atal dros dro o ran Cymru at ddibenion hysbysiad o dan adran 83 o Ddeddf Tai 1985(1) sy'n pennu Sail 2 yn Atodlen 2 i'r Ddeddf honno (sail yn ôl disgrisiwn ar gyfer ymddygiad gwrthgymdeithasol), pa un ai gyda seiliau eraill neb hebddynt.

Atal darpariaethau sy'n ymwneud ag adran 83ZA o Ddeddf Tai 1985 dros dro pan roddir hysbysiad ar seiliau ymddygiad gwrthgymdeithasol

8. Mae paragraff 4 o Atodlen 29 (hysbysiadau am achosion adennill meddiant ar sail absoliwt am ymddygiad gwrthgymdeithasol mewn perthynas â thenantiaethau diogel) wedi ei atal dros dro o ran Cymru.

TENANTIAETHAU SICR

Diwygio addasiadau a wnaed i adran 8 o Ddeddf Tai 1988

9.—(1) Mae paragraff 6 o Atodlen 29 (hysbysiadau am achosion adennill meddiant mewn perthynas â thenantiaethau sicr) wedi ei ddiwygio fel a ganlyn.

(2) Ym mharagraff (d)—

(a) daw'r geiriau “for “two weeks” there were substituted “the relevant notice period” in relation to a dwelling-house in England” yn is-baragraff (i);

(b) yn lle “and “six months” in relation to a dwelling-house in Wales” rhodder

“, and

(ii) for “two weeks from the date of the service of the notice” there were substituted, in relation to a dwelling-house in Wales

“—

(a) two weeks from the date of the service of the notice where Ground 14A in Schedule 2 is specified without any other ground, and

(b) where paragraph (b) does not apply, six months from the date of the service of the notice.””

Atal darpariaethau sy'n ymwneud ag adran 8(3A) a (4) o Ddeddf Tai 1988 dros dro (Seiliau 7A neu 14: ymddygiad gwrthgymdeithasol, troseddau etc.)

10. Ym mharagraff 6 o Atodlen 29 (hysbysiadau am achosion adennill meddiant ar Seiliau 7A a 14 mewn perthynas â thenantiaethau sicr) mae paragraffau (a) a (b) wedi eu hatal dros dro o ran Cymru.

TENANTIAETHAU RHAGARWEINIOL

Diwygio addasiadau a wnaed i adran 128 o Ddeddf Tai 1996

11.—(1) Mae paragraff 8 o Atodlen 29 (hysbysiadau am achosion adennill meddiant mewn perthynas â thenantiaethau rhagarweiniol) wedi ei ddiwygio fel a ganlyn.

(2) Ym mharagraff (b), yn is-adran (4A)(a)(ii), a fewnosodir gan yr addasiad, yn lle “, three months beginning with the date on which the notice of proceedings is served” rhodder “

“—

(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) Ym mharagraff (c), yn is-adran (8), a fewnosodir gan yr addasiad, yn y diffiniad o “ASB reason”—

(a) ar ôl ““ASB reason” means” mewnosoder “, in relation to a dwelling-house in England,” a

(b) ar y diwedd, mewnosoder “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”.

TENANTIAETHAU ISRADD

Diwygio addasiadau a wnaed i adran 143E o Ddeddf Tai 1996

12.—(1) Mae paragraff 9 o Atodlen 29 (hysbysiadau am achosion adennill meddiant mewn perthynas â thenantiaethau isradd) wedi ei ddiwygio fel a ganlyn.

(2) Ym mharagraff (a), yn is-adran (3)(a)(ii), a fewnosodir gan yr addasiad, yn lle “, three months beginning with the date on which the notice of proceedings is served” rhodder

“—

(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) Ym mharagraff (b), yn is-adran (6), a fewnosodir gan yr addasiad, yn y diffiniad o “ASB reason”—

(a) ar ôl ““ASB reason” means” mewnosoder “, in relation to a dwelling-house in England,”, a

(b) ar y diwedd, mewnosoder “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”.