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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

*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.”;