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OFFERYNNAU STATUDOL CYMRU

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## 2022 No. 1166

### Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022

#### Deddf Tai 2004

28.—(1) Mae Deddf Tai 2004<sup>(1)</sup> wedi ei diwygio fel a ganlyn.

(2) Yn adran 33 (adennill meddiant o fangre er mwyn cydymffurfio â gorchymyn)—

- (a) ar ddiwedd paragraff (a), hepgorer “or”;
- (b) ar ddiwedd paragraff (b), mewnosoder “or”;
- (c) ar ôl paragraff (b), mewnosoder—

“(c) Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1).”.

(3) Yn adran 75<sup>(2)</sup> (canlyniadau eraill gweithredu tai amlfeddiannaeth didrwydded: cyfyngiad ar derfynu tenantiaethau), yn y pennawd, ar y diwedd, mewnosoder “(England)”.

(4) Ar ôl adran 75, mewnosoder—

#### “75A Other consequences of operating unlicensed HMOs: restriction on terminating tenancies (Wales)

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of a part of an unlicensed HMO as long as it remains such an HMO.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed HMO” has the same meaning as in section 73 of this Act.”

(5) Yn adran 98 (canlyniadau eraill gweithredu tai didrwydded: cyfyngiad ar derfynu tenantiaethau), yn y pennawd, ar y diwedd, mewnosoder “(England)”.

(6) Ar ôl adran 98, mewnosoder—

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(1) 2004 p. 34.

(2) Mae addasiadau i adran 75 nad ydynt yn berthnasol i'r Rheoliadau hyn.

**Newidiadau i ddeddfwriaeth:** Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlymiadol) 2022, Adran 28 yn gyfredol gyda'r holl newidiadau y gwyddys eu bod mewn grym ar neu cyn 27 Awst 2023. Mae newidiadau a all gael eu dwyn i rym yn y dyfodol. Mae newidiadau a wnaed yn ymddangos yn cynnwys a chyfeirir atynt trwy anodiadau. (See end of Document for details) View outstanding changes

## **“98A Other consequences of operating unlicensed houses: restriction on terminating tenancies (Wales)**

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of the whole or part of an unlicensed house as long as it remains such a house.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed house” has the same meaning as in section 96 of this Act.”

(7) Yn adran 212(3) (cynlluniau blaendal tenantiaeth)—

(a) yn lle “appropriate national authority”, ym mhob lle y mae’n digwydd, rhodder “Secretary of State”;

(b) yn is-adran (8), yn y diffiniad o “shorthold tenancy”, ar ôl “assured shorthold tenancy”, mewnosoder “of a dwelling-house in England”.

(8) Yn adran 213(4) (gofynion yn ymwneud â blaendaliadau tenantiaeth), yn is-adran (10), yn y diffiniad o “prescribed”, yn lle “appropriate national authority”, rhodder “Secretary of State”.

(9) Yn Atodlen 10 (darpariaethau yn ymwneud â chynlluniau blaendal tenantiaeth), yn lle “appropriate national authority”, ym mhob lle y mae’n digwydd, rhodder “Secretary of State”.

### **Gwybodaeth Cychwyn**

**II** [Rh. 28](#) mewn grym ar 1.12.2022, gweler [rh. 1\(1\)](#)

(3) Diwygiwyd adran 212 gan adran 128(1) a (2) o Ddeddf Tai a Chynllunio 2016 (p. 22).

(4) Diwygiwyd adran 213 gan adran 184(1) a (2) o Ddeddf Lleoliaeth 2011 (p. 20).

**Newidiadau i ddeddfwriaeth:**

Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022, Adran 28 yn gyfredol gyda'r holl newidiadau y gwyddys eu bod mewn grym ar neu cyn 27 Awst 2023. Mae newidiadau a all gael eu dwyn i rym yn y dyfodol. Mae newidiadau a wnaed yn ymddangos yn y cynnwys a chyfeirir atynt trwy anodiadau.

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**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- [reg. 25\(4\)\(b\)](#)[reg. 25\(4\)\(c\)\(i\)\(d\)\(5\)\(6\)\(9\)-\(11\)](#) coming into force by [S.I. 2022/1166](#)  
[reg. 1\(3\)-\(9\)](#)