



Housing (Wales) Act 2014

2014 anaw 7

PART 1

REGULATION OF PRIVATE RENTED HOUSING

Supplementary

44 Restriction on terminating tenancies

- (1) A [^{F1}notice within subsection (1A)] may not be given in relation to a dwelling subject to a domestic tenancy which is [^{F2}a standard occupation contract] if—
- (a) the landlord is not registered in respect of the dwelling, or
 - (b) the landlord is not licensed under this Part for the area in which the dwelling is located and the landlord has not appointed a person who is licensed under this Part to carry out all property management work in respect of the dwelling on the landlord's behalf.

[^{F3}(1A) A notice is within this subsection, if it is a notice—

- (a) given under section 173(1) of the Renting Homes (Wales) Act 2016 (anaw 1) (landlord's notice);
- (b) given under section 186(1) of that Act (landlord's notice in connection with end of term);
- (c) as described in section 194(1) of that Act (landlord's break clause);
- (d) given under paragraph 25B of Schedule 12 to that Act (landlord's notice to terminate a converted fixed term standard contract).]

- (2) [^{F4}Subsection] (1) does not apply for the period of 28 days beginning with the day on which the landlord's interest in the dwelling is assigned to the landlord.

[^{F5}(3)

Changes to legislation: There are currently no known outstanding effects for the Housing (Wales) Act 2014, Section 44. (See end of Document for details)

Textual Amendments

- F1** Words in s. 44(1) substituted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **34(7)(a)(i)**
- F2** Words in s. 44(1) substituted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **34(7)(a)(ii)**
- F3** S. 44(1A) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **34(7)(b)**
- F4** Word in s. 44(2) substituted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **34(7)(c)**
- F5** S. 44(3) omitted (1.12.2022) by virtue of The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **34(7)(d)**

Commencement Information

- I1** S. 44 in force at 23.11.2016 by S.I. 2016/1066, **art. 2**

Changes to legislation:

There are currently no known outstanding effects for the Housing (Wales) Act 2014, Section 44.