

*Changes to legislation: Renting Homes (Wales) Act 2016, Paragraph 12A is up to date with all changes known to be in force on or before 09 May 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

## SCHEDULE 12

### CONVERSION OF TENANCIES AND LICENCES EXISTING BEFORE COMMENCEMENT OF CHAPTER 3 OF PART 10

#### *Written statement of converted contract and provision of information*

- [<sup>F1</sup>12A <sup>F2</sup>... Schedule 9A (restrictions on giving notice under section 173, under section 186, and under a landlord's break clause) applies in relation to a converted contract [<sup>F3</sup>, other than a substitute contract,] as if—
- (a) paragraph 1 were omitted, and
  - (b) for paragraph 2 there were substituted—

*“Failure to provide written statement within the specified period*

- 2 If—
- (a) a landlord is required to provide a written statement of the contract under paragraph 11(1) of Schedule 12, or under section 31(2) <sup>F4</sup>..., and
  - (b) the landlord has failed to comply with paragraph 11(1) or section 31(2),

the landlord may not give notice before the end of the period of six months starting with the day on which the landlord gave the written statement to the contract-holder.”]

#### **Textual Amendments**

- F1** Sch. 12 para. 12A inserted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), [Sch. 6 para. 27\(3\)](#)
- F2** Sub-provision number "(1)" in Sch. 12 para. 12A omitted (14.7.2022) by virtue of [The Renting Homes \(Wales\) Act 2016 \(Amendment of Schedule 12\) Regulations 2022 \(S.I. 2022/795\)](#), regs. 1(2), [9](#)
- F3** Words in Sch. 12 para. 12A inserted (1.6.2023) by [The Renting Homes \(Wales\) Act 2016 \(Amendment of Schedule 12 and Consequential Amendment\) Regulations 2023 \(S.I. 2023/556\)](#), regs. 1, [6\(a\)](#)
- F4** Words in Sch. 12 para. 12A(b) omitted (1.6.2023) by virtue of [The Renting Homes \(Wales\) Act 2016 \(Amendment of Schedule 12 and Consequential Amendment\) Regulations 2023 \(S.I. 2023/556\)](#), regs. 1, [6\(b\)](#)

#### **Commencement Information**

- I1** Sch. 12 para. 12A in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

**Changes to legislation:**

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**Changes and effects yet to be applied to :**

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

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

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

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)