

*These notes refer to the Housing (Wales) Act 2014 (c.7)  
which received Royal Assent on 17 September 2014*

# **HOUSING (WALES) ACT 2014**

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## **EXPLANATORY NOTES**

### **COMMENTARY ON SECTIONS**

#### **Part 1 Regulation of Private Rented Housing**

##### ***Section 44 - Restriction on terminating tenancies***

104. A notice under section 21 of the Housing Act 1988 to terminate an assured shorthold tenancy cannot be issued if the landlord is not registered or if the landlord is carrying out lettings or property management activities without a licence or has not appointed a licensed agent to carry out such work on his or her behalf. This restriction does not apply to the period of 28 days beginning on the day on which the landlord is assigned an interest in the dwelling.