

*These notes refer to the Renting Homes (Wales) Act 2016  
(c.1) which received Royal Assent on 18 January 2016*

# RENTING HOMES (WALES) ACT 2016

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## EXPLANATORY NOTES

### COMMENTARY ON SECTIONS

#### **Part 9 - Termination Etc. of Occupation Contracts** **Chapter 2 - Termination Etc. Without a Possession Claim**

*(This Chapter Applies to All Occupation Contracts)*

#### **Section 155 – Death of sole contract-holder**

362. Where a contract-holder dies, and there are no joint contract-holders, the contract ends one month after the contract-holder's death or, if earlier, when the landlord is informed of the death by an 'authorised person' (defined in subsection (2)). If another person is entitled to succeed to the tenancy, the succession will take place in accordance with sections 73 to 83.
363. If a family property order (defined in section 251) requires the contract to be transferred to someone else, the contract will be dealt with in accordance with that order.
364. **Section 20** provides that section 155 must be incorporated without modification as a term of all occupation contracts, except fixed term standard contracts that contains the provision mentioned in section 139(1) (transfer on death of sole contract-holder).