



Renting Homes (Wales) Act 2016

2016 anaw 1

PART 9

TERMINATION ETC. OF OCCUPATION CONTRACTS

CHAPTER 6

FIXED TERM STANDARD CONTRACTS: END OF THE FIXED TERM

VALID FROM 01/12/2022

184 End of fixed term

- (1) A fixed term standard contract ends at the end of the term for which it is made.
- (2) If the contract-holder remains in occupation of the dwelling after the end of the term, the landlord and the contract-holder are to be treated as having made a new periodic standard contract in relation to the dwelling.
- (3) The new contract—
 - (a) has an occupation date falling immediately after the end of the fixed term, and
 - (b) has rental periods that are the same as those for which rent was last payable under the fixed term contract.
- (4) The fundamental and supplementary provisions applicable to periodic standard contracts are incorporated as terms of the new contract without modification.
- (5) Subject to subsections (3) and (4), the new contract has the same terms as the fixed term contract immediately before it ended.
- (6) A new occupation contract does not arise as described in subsection (2) if the landlord and the contract-holder have made a new occupation contract in relation to

Status: Point in time view as at 05/08/2016. This version of this provision is not valid for this point in time.

Changes to legislation: *Renting Homes (Wales) Act 2016, Section 184 is up to date with all changes known to be in force on or before 06 October 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)*

the same (or substantially the same) dwelling which has an occupation date falling immediately after the fixed term contract ends.

- (7) If, before or on the occupation date of a new occupation contract arising as described in subsection (2) or (6)—
- (a) the contract-holder enters into an obligation to do an act which will cause the new contract to end, or
 - (b) the contract-holder gives any notice or other document that would, but for this subsection, cause the new contract to end,
- the obligation is unenforceable or (as the case may be) the notice or document is of no effect.
- (8) The requirement in section 39(1) (landlord must give contract-holder a contact address at start of contract) does not apply in relation to a periodic standard contract arising under subsection (2).

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