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WELSH STATUTORY INSTRUMENTS

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**2022 No. 1172**

**The Renting Homes (Wales) Act 2016 (Saving  
and Transitional Provisions) Regulations 2022**

**PART 2**

**Extension of introductory period**

**Review of decision to extend introductory period**

6.—(1) A request for a review made in compliance with section 125B(1) of the 1996 Act (review of decision to extend trial period) before the appointed day has effect as if it were made under paragraph 4 of Schedule 4 to the 2016 Act (landlord's review of decision to extend introductory tenancy).

(2) A review commenced under section 125B of the 1996 Act before the appointed day (whether it was concluded before or after that day) is to be treated as if it were conducted under paragraph 4 of Schedule 4 to the 2016 Act.

(3) A notification given by the landlord under section 125B(5) of the 1996 Act before the appointed day is to have effect as if it were given under paragraph 4(5) of Schedule 4 to the 2016 Act (and paragraph 5 of Schedule 4 (county court review of decision to extend) applies to a notice under section 125B(5) of the 1996 Act confirming the original decision, or to a failure to give notice in accordance with that section).

**Procedure for reviews of decision to extend introductory period**

7.—(1) This regulation applies to a review commenced under section 125B of the 1996 Act before the appointed day (whether it was concluded before or after that day).

(2) Despite the amendments made by the 2022 Secondary Consequential Regulations, the Introductory Tenancies (Review of Decisions to Extend a Trial Period) (Wales) Regulations 2006(2) continue to have effect in relation to reviews to which this regulation applies.

(3) Regulations made under paragraph 4(7) of Schedule 4 to the 2016 Act do not have effect in relation to reviews to which this regulation applies.

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(1) Section 125B was inserted by section 179 of the Housing Act 2004 (c. 34).

(2) S.I. 2006/2983 (W. 274).