

*These notes refer to the Private Tenancies Act (Northern Ireland)  
2022 (c.20) which received Royal Assent on 27 April 2022*

# Private Tenancies Act (Northern Ireland) 2022

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## **EXPLANATORY NOTES**

### **COMMENTARY ON SECTIONS**

#### **Section 14:**

##### ***Commencement***

Subsection (1) provides that this section and sections 12, 13 and 15 come into operation on the day after the day on which the Act received Royal Assent.

Subsection (2) ensures that the provisions of the Act that contain regulation making powers, with one exception, come into operation on that day also, but only to the extent that they confer those powers. This will allow the Department to make regulations under the Act in anticipation of the commencement of the substantive provisions of the Act.

Subsections (3) to (6) have two main effects. Firstly, under subsections (4) and (5), the provisions of section 11 that those subsections apply to come into operation on the later of this Act receiving Royal Assent and the emergency period under the Private Tenancies (Coronavirus Modifications) Act (NI) 2020 coming to an end. Secondly, under subsection (6), the new notice to quit periods for notices to quit given by landlords only come into effect on the coming into operation of the first regulations made under new paragraph (5) of Article 14 (regulations providing different notice to quit periods for circumstances set out in paragraph (6) of that Article).

Subsection (7) provides that the other provisions of the Act will come into operation on such day or days as the Department for Communities may by order appoint.

Subsection (8) provides that an order under the section may make such transitional or transitional provision, or savings, as the Department considers appropriate.