

SCHEDULE

Regulation 2

PROVISIONS OF THE ACT COMING INTO FORCE ON 1st DECEMBER 2017

| <i>Column 1</i> | <i>Column 2</i> | <i>Column 3</i> |
|-----------------------------|---|---------------------------------|
| <i>Provision of the Act</i> | <i>Subject matter</i> | <i>Purpose</i> |
| Section 1 | Meaning of private residential tenancy | |
| Section 2 | Interpretation of section 1 (of the Act) | |
| Section 3 | Writing not required to constitute private residential tenancy | |
| Section 4 | Extended meaning of tenancy in the Act | |
| Section 5 | Extended meaning of tenancy and related expressions in other enactments | |
| Section 6 | Power to modify schedule 1 | |
| Section 7 | Statutory terms of tenancy | Insofar as not already in force |
| Section 9 | Protection of terms allowing use of shared living accommodation | |
| Section 10 | Duty to provide written terms of tenancy | |
| Section 13 | Prohibition on charging for information | |
| Section 14 | Application to First-tier Tribunal to draw up terms | |
| Section 15 | First-tier Tribunal's power to draw up terms | |
| Section 16 | First-tier Tribunal's power to sanction failure to provide information | |
| Section 17 | Meaning of notice period in sections 14 and 16 (of the Act) | Insofar as not already in force |
| Section 18 | Method by which rent may be increased | |
| Section 19 | Frequency with which rent may be increased | |
| Section 20 | No premiums, advance payments, etc. | |
| Section 21 | Restriction on diligence | |
| Section 22 | Landlord's power to increase rent | Insofar as not already in force |
| Section 23 | Modification of rent-increase notice by parties | |
| Section 24 | Tenant's right to refer increase to rent officer | Insofar as not already in force |
| Section 25 | Rent officer's power to set rent | |

Status: This is the original version (as it was originally made).

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| <i>Provision of the Act</i> | <i>Subject matter</i> | <i>Purpose</i> |
| Section 26 | Rent officer's duty to issue provisional order | |
| Section 27 | Rent officer's power to correct final order | |
| Section 28 | Right of appeal to First-tier Tribunal | |
| Section 29 | First-tier Tribunal's power to set rent | |
| Section 30 | Finality of First-tier Tribunal's decision | |
| Section 31 | Liability of over or under paid rent | |
| Section 32 | Determination of open market rent | |
| Section 33 | Withdrawal of referral or appeal | |
| Section 34(1) | Duty to make information available | |
| Section 35 | Request by local authority that a zone be designated | |
| Section 36 | Scottish Ministers' duty to react to request | |
| Section 37 | Power to designate a zone | |
| Section 38 | Restriction on rent increases within a zone | |
| Section 39 | Limits on power to designate a zone | |
| Section 40 | Procedure for designating a zone: consultation and information | |
| Section 41 | Power to change inflation index | |
| Section 42 | Rent officer's power to allow rent rise in consequence of improvement | |
| Section 43 | Further provision about making and determining an application under section 42 (of the Act) | Insofar as not already in force |
| Section 44 | No termination by parties except in accordance with Part 5 of the Act | |
| Section 45 | Landlord's interest transfers with ownership of property | |
| Section 46 | Protection for sub-tenants | |
| Section 47 | Qualification of sub-tenant protection | |
| Section 48 | Tenant's ability to bring tenancy to an end | |
| Section 49 | Requirements for notice to be given by tenant | |
| Section 50 | Termination by notice to leave and tenant leaving | |

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| <i>Provision of the Act</i> | <i>Subject matter</i> | <i>Purpose</i> |
| Section 51 | First-tier Tribunal's power to issue an eviction order | |
| Section 52 | Applications for eviction orders and consideration of them | |
| Section 53 | First-tier Tribunal's power to disapply protection for sub-tenants | |
| Section 54 | Restriction on applying during the notice period | |
| Section 55 | Restriction on applying 6 months after the notice period expires | |
| Section 56 | Restriction on applying without notifying local authority | |
| Section 57 | Wrongful termination by eviction order | |
| Section 58 | Wrongful termination without eviction order | |
| Section 59 | Wrongful-termination order | |
| Section 60 | Notice to local authority of wrongful-termination order | |
| Section 61 | (Requirements of) Sub-tenancy notice to leave | Insofar as not already in force |
| Section 62 | Requirements of notice to leave and stated eviction ground | Insofar as not already in force |
| Section 63 | Landlord includes lender in some cases | |
| Section 64 | Six month periods | |
| Section 65 | Termination of tenancy on tenant's death | |
| Section 66 | Termination of joint tenant's interest on death | |
| Section 67 | Partner's entitlement to inherit | |
| Section 68 | Other family member's entitlement to inherit | |
| Section 69 | Carer's entitlement to inherit | |
| Section 70 | Interpretation of Part 6 of the Act | |
| Section 71 | First-tier Tribunal's jurisdiction | |
| Section 72 | First-tier Tribunal's duty to report unregistered landlords | |
| Section 73 | Minor errors in documents | |

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| <i>Provision of the Act</i> | <i>Subject matter</i> | <i>Purpose</i> |
| Section 74 | Consequential modifications | For the purpose of commencing paragraphs 1 to 4 and 6 to 11 of schedule 4 |
| Section 75 | Transitional provision | |
| Schedule 1 | Tenancies which cannot be private residential tenancies | |
| Schedule 3 | Eviction grounds | |
| Schedule 4, paragraphs 1 to 4 and 6 to 11 | Consequential modifications | |
| Schedule 5 | Transition from regimes under earlier enactments | |