

Status: Point in time view as at 28/08/2020.

Changes to legislation: There are currently no known outstanding effects for the Coronavirus Act 2020, Paragraph 9. (See end of Document for details)

SCHEDULES

SCHEDULE 29

RESIDENTIAL TENANCIES IN ENGLAND AND WALES: PROTECTION FROM EVICTION

Demoted tenancies

9 Section 143E of the Housing Act 1996 (notice of proceedings for possession of a dwelling-house let under a demoted tenancy) is to be read, in relation to notices served under that section during the relevant period, as if ^{F1}—

(a) for subsection (3) there were substituted—

“(3) The date specified under subsection (2)(c)—

(a) must not be earlier than the end of the period of ^{F2}—

(i) in relation to a dwelling-house in England, the relevant notice period beginning with the date on which the notice of proceedings is served, and

(ii) in relation to a dwelling-house in Wales,] three months beginning with the date on which the notice of proceedings is served, and

(b) must not be earlier than the date on which the tenancy could (apart from this Chapter) be brought to an end by notice to quit given by the landlord on the same date as the notice of proceedings.”

^{F3}, and

(b) after subsection (5) there were inserted—

“(6) In this section—

“relevant notice period” means—

(a) where the landlord has specified in the notice of proceedings an ASB reason for applying for a possession order (whether or not the landlord has any other reason), four weeks, and

(b) in any other case, six months;

“ASB reason” means a reason which corresponds to any of those set out in section 84A(3) to (7) of the Housing Act 1985 or Grounds 2, 2ZA and 2A of Schedule 2 to that Act.”.]

Textual Amendments

F1 Words in Sch. 29 para. 9 renumbered as Sch. 29 para. 9(a) (28.8.2020) by [The Coronavirus Act 2020 \(Residential Tenancies: Protection from Eviction\) \(Amendment\) \(England\) Regulations 2020 \(S.I. 2020/914\)](#), regs. 1(2), **3(9)(a)** (with reg. 4)

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| <p>F2 Words in Sch. 29 para. 9(a) inserted (28.8.2020) by The Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Amendment) (England) Regulations 2020 (S.I. 2020/914), regs. 1(2), 3(9)(b) (with reg. 4)</p> <p>F3 Sch. 29 para. 9(b) and word inserted (28.8.2020) by The Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Amendment) (England) Regulations 2020 (S.I. 2020/914), regs. 1(2), 3(9)(c) (with reg. 4)</p> |
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