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OFFERYNNAU STATUDOL  
CYMRU

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WELSH STATUTORY  
INSTRUMENTS

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**2016 Rhif 813 (Cy. 203) (C. 57)**

**2016 No. 813 (W. 203) (C. 57)**

**TAI, CYMRU**

**HOUSING, WALES**

Gorchymyn Deddf Rhentu Cartrefi  
(Cymru) 2016 (Cychwyn Rhif 1)  
2016

The Renting Homes (Wales) Act  
2016 (Commencement No. 1) Order  
2016

**NODYN ESBONIADOL**

*(Nid yw'r nodyn hwn yn rhan o'r Gorchymyn)*

Y Gorchymyn hwn yw'r gorchymyn cychwyn cyntaf a wnaed gan Weinidogion Cymru o dan Ddeddf Rhentu Cartrefi (Cymru) 2016 ("y Ddeddf"). Mae'r Gorchymyn hwn yn cychwyn darpariaethau penodol o'r Ddeddf ar 5 Awst 2016 at ddibenion gwneud rheoliadau a dyroddi canllawiau.

Mae erthygl 2(a) o'r Gorchymyn hwn yn cychwyn darpariaethau penodol o'r Ddeddf, ond at ddiben gwneud rheoliadau yn unig.

Mae erthygl 2(b) o'r Gorchymyn hwn yn cychwyn darpariaethau penodol o'r Ddeddf, ond at ddiben dyroddi canllawiau yn unig.

**EXPLANATORY NOTE**

*(This note is not part of the Order)*

This Order is the first commencement order made by the Welsh Ministers under the Renting Homes (Wales) Act 2016 ("the Act"). This Order commences certain provisions of the Act on 5 August 2016 for the purposes of making regulations and issuing guidance.

Article 2(a) of this Order commences certain provisions of the Act, but only for the purpose of making regulations.

Article 2(b) of this Order commences certain provisions of the Act, but only for the purpose of issuing guidance.

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2016**

*Gwnaed*

*25 Gorffennaf 2016*

*Made*

*25 July 2016*

Mae Gweinidogion Cymru yn gwneud y Gorchymyn a ganlyn drwy arfer y pwerau a roddir iddynt gan adran 257(2) o Ddeddf Rhentu Cartrefi (Cymru) 2016(1).

The Welsh Ministers make the following Order in exercise of the power conferred on them by section 257(2) of the Renting Homes (Wales) Act 2016(1).

**Enwi a dehongli**

**Title and interpretation**

1.—(1) Enw'r Gorchymyn hwn yw Gorchymyn Deddf Rhentu Cartrefi (Cymru) 2016 (Cychwyn Rhif 1) 2016.

1.—(1) The title of this Order is the Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016.

(2) Yn y Gorchymyn hwn, ystyr “y Ddeddf” (“*the Act*”) yw Deddf Rhentu Cartrefi (Cymru) 2016.

(2) In this Order “the Act” (“*y Ddeddf*”) means the Renting Homes (Wales) Act 2016.

**Y diwrnod penodedig**

**Appointed day**

2.5 Awst 2016 yw'r diwrnod penodedig i'r darpariaethau a ganlyn ddod i rym—

2.5 August 2016 is the appointed day for the coming into force of—

(a) darpariaethau'r Ddeddf a restrir yn Rhan 1 o'r Atodlen at ddiben gwneud rheoliadau; a

(a) the provisions of the Act listed in Part 1 of the Schedule for the purpose of making regulations; and

(b) darpariaethau'r Ddeddf a restrir yn Rhan 2 o'r Atodlen at ddiben dyroddi canllawiau.

(b) the provisions of the Act listed in Part 2 of the Schedule for the purpose of issuing guidance.

*Carl Sargeant*

Ysgrifennydd y Cabinet dros Gymunedau a Phlant, un o Weiniidogion Cymru  
25 Gorffennaf 2016

Cabinet Secretary for Communities and Children, one of the Welsh Ministers  
25 July 2016

Y darpariaethau yn y Ddeddf sy'n dod i rym ar 5 Awst 2016

RHAN 1

Y darpariaethau yn y Ddeddf sy'n dod i rym at ddiben gwneud rheoliadau

1. Adran 23 (darpariaethau atodol).
2. Adran 29 (datganiad ysgrifenedig enghreifftiol o gontract).
3. Adran 32(4) (yr hyn y mae datganiad ysgrifenedig i'w gynnwys).
4. Adran 45(3) (gofyniad i ddefnyddio cynllun blaendal).
5. Adran 94 (penderfynu a yw annedd yn ffit i bobl fyw ynddi).
6. Adran 112 (tynnu'n ôl: pŵer i ragnodi terfynau amser).
7. Adran 131 (tynnu'n ôl: y pŵer i ragnodi terfynau amser).
8. Adran 203(5) a (6) (adolygiad y landlord o benderfyniad i roi hysbysiad).
9. Adran 221 (gwaredu eiddo).
10. Adran 236(3) a (4) (ffurf hysbysiadau, datganiadau a dogfennau eraill).
11. Paragraff 15(10) o Atodlen 2 (ymestyn y cyfnod perthnasol).
12. Paragraff 17 o Atodlen 2 (pŵer i ddiwygio'r Atodlen).
13. Paragraff 10(2) o Atodlen 3 (llety myfyrwyr).
14. Paragraff 15(3) a (4) o Atodlen 3 (llety nad yw'n llety cymdeithasol).
15. Paragraff 17 o Atodlen 3 (pŵer i ddiwygio'r Atodlen).
16. Paragraff 4(7) a (8) o Atodlen 4 (adolygiad y landlord o benderfyniad i ymestyn cyfnod rhagarweiniol).
17. Paragraff 1(6) o Atodlen 5 (cynlluniau blaendal).
18. Paragraff 5(7) a (8) o Atodlen 7 (adolygiad y landlord o benderfyniad i ymestyn cyfnod prawf).
19. Paragraff 15(2) o Atodlen 12 (amrywio).

Provisions of the Act coming into force on 5 August 2016

PART 1

Provisions of the Act coming into force for the purpose of making regulations

1. Section 23 (supplementary provisions).
2. Section 29 (model written statement of contract).
3. Section 32(4) (contents of written statement).
4. Section 45(3) (requirement to use deposit scheme).
5. Section 94 (determination of fitness for human habitation).
6. Section 112 (withdrawal: power to prescribe time limits).
7. Section 131 (withdrawal: power to prescribe time limits).
8. Section 203(5) and (6) (landlord's review of decision to give a notice).
9. Section 221 (disposal of property).
10. Section 236(3) and (4) (form of notices, statements and other documents).
11. Paragraph 15(10) of Schedule 2 (extending the relevant period).
12. Paragraph 17 of Schedule 2 (power to amend Schedule).
13. Paragraph 10(2) of Schedule 3 (student accommodation).
14. Paragraph 15(3) and (4) of Schedule 3 (accommodation which is not social accommodation).
15. Paragraph 17 of Schedule 3 (power to amend Schedule).
16. Paragraph 4(7) and (8) of Schedule 4 (landlord's review of decision to extend introductory period).
17. Paragraph 1(6) of Schedule 5 (deposit schemes).
18. Paragraph 5(7) and (8) of Schedule 7 (landlord's review of decision to extend probation period).
19. Paragraph 15(2) of Schedule 12 (variation).

**20.** Paragraff 33 o Atodlen 12 (pŵer i ddiwygio'r Atodlen).

**20.** Paragraph 33 of Schedule 12 (power to amend Schedule).

## RHAN 2

Y darpariaethau yn y Ddeddf sy'n dod i rym at ddiben dyroddi canllawiau

**21.** Adran 116(4) (gorchymyn sy'n arddodi contract safonol cyfnodol oherwydd ymddygiad gwaharddedig).

**22.** Adran 146(1) (gwahardd dros dro: canllawiau).

## PART 2

Provisions of the Act coming into force for the purpose of issuing guidance

**21.** Section 116(4) (order imposing periodic standard contract because of prohibited conduct).

**22.** Section 146(1) (temporary exclusion: guidance).

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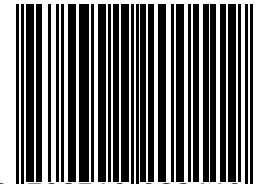
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