
WELSH STATUTORY INSTRUMENTS

2022 No. 23

The Renting Homes (Supplementary Provisions) (Wales) Regulations 2022

PART 3

SUPPLEMENTARY PROVISIONS APPLYING TO ALL OCCUPATION CONTRACTS EXCEPT FIXED TERM STANDARD CONTRACTS OF SEVEN YEARS OR MORE AND SUPPORTED STANDARD CONTRACTS

Periods when the dwelling is unfit for human habitation

11. The contract-holder is not required to pay rent in respect of any day or part day during which the dwelling is unfit for human habitation⁽¹⁾.

(1) See the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (S.I. 2022/6 (W. 4)) made by the Welsh Ministers under section 94(1) of the Act, which prescribe matters and circumstances to which regard must be had when determining whether a dwelling is fit for human habitation. See also section 91(1) of the Act, which makes it a fundamental provision for a landlord to ensure that the dwelling is fit for human habitation.