

Private Rented Sector

I'm a private rented tenant (contract holder) how will the Act affect me?

Some of the main changes that will affect you are as follows.

You will receive new standard occupation contracts and for the first time the Act places a legal requirement on private landlords to issue a contract in writing to contract-holders within the first 14 days of occupation.

You will also have increased security as the notice period that a landlord must give a contract holder under 'no fault' grounds (currently commonly known as a 'section 21 notice') changes from 2 months to 6 months. This notice cannot be served until 6 months after the contract starts. This means all contract-holders will have a minimum 12 months of security at the start of their tenancy.

What does protection against retaliatory eviction mean?

If a private landlord responds to a request for repair by issuing a possession notice, they will no longer be automatically entitled to possession if the Court is satisfied the landlord issued the notice to avoid carrying out the repair.

Where can I find out more information?

The Welsh Government have a dedicated website which can be viewed using the following link: <https://gov.wales/tenants-housing-law-changing-renting-homes>

Or by visiting Rent Smart Wales using the following link:

<https://www.rentsmart.gov.wales/en/home/>.