

OFFERYNNAU STATUDOL CYMRU

2022 Rhif 1166 (Cy. 241)

TAI, CYMRU

**Rheoliadau Deddf Rhentu Cartrefi (Cymru)
2016 (Diwygiadau Canlyniadol) 2022**

<i>Yn dod i rym</i>	- -	<i>am 10.33 a.m. ar 9 Tachwedd 2022</i>
<i>Coming into force</i>	- -	<i>1 Rhagfyr 2022</i>

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pwerau a roddir iddynt gan adran 255 o Ddeddf Rhentu Cartrefi (Cymru) 2016(1).

Yn unol ag adran 256(3) a (5) o'r Ddeddf honno, gosodwyd drafft o'r Rheoliadau hyn gerbron Senedd Cymru(2) ac fe'i cymeradwywyd ganddi drwy benderfyniad.

Enwi, cychwyn a dehongli

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022 ac, yn ddarostyngedig i baragraffau (2) i (9), deuant i rym ar 1 Rhagfyr 2022.

(2) Daw rheoliad 10(2) i rym yn union ar ôl i adran 191(3) o Ddeddf Gwasanaethau Cyfreithiol 2007(4) ddod i rym.

(3) Daw rheoliad 25(4)(b), (c)(i) a (d) i rym yn union ar ôl i adran 118(5) o Ddeddf Tai a Chynllunio 2016(6) a pharagraffau 19 ac 20 o Atodlen 7 iddi ddod i rym.

(4) Daw rheoliad 25(5) i rym yn union ar ôl i adran 120(7) o Ddeddf Tai a Chynllunio 2016 a pharagraff 8 o Atodlen 8 iddi ddod i rym.

(5) Daw rheoliad 25(6) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 9 o Atodlen 8 iddi ddod i rym.

(6) Daw rheoliad 25(9) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 11 o Atodlen 8 iddi ddod i rym.

- (1) [2016 dccc 1](#). Diwygiwyd adran 255(2) gan adran 14 o Ddeddf Rhentu Cartrefi (Diwygio) (Cymru) [2021 \(dsc 3\)](#) a pharagraff 8 o Atodlen 5 iddi.
- (2) Mae'r cyfeiriad yn adran 256(3) a (5) o Ddeddf Rhentu Cartrefi (Cymru) 2016 at Gynulliad Cenedlaethol Cymru bellach yn cael effaith fel cyfeiriad at Senedd Cymru yn rhinwedd adran 150A(2) o Ddeddf Llywodraeth Cymru 2006 (p. 32).
- (3) Mae adran 191 yn mewnosod adran 60A yn Neddf Llysoedd Sirol [1984 \(p. 28\)](#).
- (4) [2007 p. 29](#).
- (5) Mae adran 118 yn rhoi effaith i Atodlen 7 (tenantiaethau diogel etc.: diddymu tenantiaethau am oes yn raddol).
- (6) [2016 p. 22](#).
- (7) Mae adran 120 yn rhoi effaith i Atodlen 8 (olynu i denantiaethau diogel a thenantiaethau cysylltiedig).

(7) Daw rheoliad 25(10) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 12 o Atodlen 8 iddi ddod i rym.

(8) Daw rheoliad 25(11)(a) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 11 o Atodlen 8 iddi ddod i rym.

(9) Daw rheoliad 25(11)(b) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 13(3) o Atodlen 8 iddi ddod i rym.

(10) Yn y Rheoliadau hyn, ystyr “y Ddeddf” yw Deddf Rhentu Cartrefi (Cymru) 2016.

Deddf Atafaelu am Rent 1737

2.—(1) Mae Deddf Atafaelu am Rent 1737(8) wedi ei diwygio fel a ganlyn.

(2) Ar ôl adran 18 (tenantiaid sy'n parhau i fod yn ddeiliaid ar ôl yr adeg y maent yn hysbysu eu bod yn gadael, i dalu dwywaith y rhent), mewnosoder—

(1) Section 18 does not apply if the lease is an occupation contract in relation to a dwelling in Wales.

(2) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

(a) “occupation contract” (see section 7 of that Act), and

(b) “dwelling” (see section 246 of that Act).”

Deddf Landlord a Thenant 1927

3.—(1) Mae Deddf Landlord a Thenant 1927(9) wedi ei diwygio fel a ganlyn.

(2) Ar ôl adran 19(4)(10) (darpariaethau o ran cyfamodau i beidio ag aseinio, &c heb drwydded neu gydsyniad), mewnosoder—

“(5) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) Ar ôl adran 20(2) (dosrannu rhenti), mewnosoder—

“(3) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

Deddf Lluoedd Wrth Gefn a Lluoedd Ategol (Diogelu Buddiannau Sifil) 1951

4.—(1) Mae Deddf Lluoedd Wrth Gefn a Lluoedd Ategol (Diogelu Buddiannau Sifil) 1951(11) wedi ei diwygio fel a ganlyn.

(2) Yn adran 20(12) (addasiadau i'r Deddfau Rhenti mewn cysylltiad â meddiannu gan gyflogieion), yn is-adran (1), ar ôl “broken or not performed”, mewnosoder “or the ground in section 157 of the Renting Homes (Wales) Act 2016 (anaw 1) (which relates to breach of contract)”.

(8) 1737 p. 19.

(9) 1927 p. 36.

(10) Diwygiwyd adran 19(4) gan adran 100 o Ddeddf Daliadau Amaethyddol 1986 (p. 5) a pharagraff 15 o Atodlen 14 iddi, ac adran 40 o Ddeddf Tenantiaethau Amaethyddol 1995 (p. 8) a pharagraff 6 o'r Atodlen iddi.

(11) 1951 p. 65.

(12) Diwygiwyd adran 20 gan adran 117(2) o Ddeddf Rhenti 1968 (p. 23) ac Atodlen 15 iddi, adran 155 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 8 o Atodlen 23 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 iddi, adran 99 o Ddeddf Diwygio'r Heddlu a Chyfrifoldeb Cymdeithasol 2011 (p. 13) a pharagraffau 69 ac 71 o Ran 3 o Atodlen 16 iddi, ac adran 190 o Ddeddf Dŵr 1989 (p. 15) a pharagraff 16 o Atodlen 25 iddi.

(3) Yn adran 22(13) (hwyluso gweithredu ar ran dynion sy'n gwasanaethu dramor mewn achosion sy'n ymwneud â thenantiaethau), yn is-adran (1)—

- (a) ar ôl “or under Part 1 of the Housing Act 1988,” mewnoder “or under Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1) (termination etc of occupation contracts),”;
- (b) o flaen “or under this Part of this Act”, mewnoder “or under the Renting Homes (Wales) Act 2016.”

Deddf Landlord a Tenant 1954

5.—(1) Mae Deddf Landlord a Tenant 1954(14) wedi ei diwygio fel a ganlyn.

(2) Ar ôl adran 53(4)(15) (awdurdodaeth llys sirol pan fo lesydd yn gwrthod trwydded neu gydsyniad), mewnoder—

“(5) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

Deddf Troseddau Rhywiol 1956

6.—(1) Mae Deddf Troseddau Rhywiol 1956(16) wedi ei diwygio fel a ganlyn.

(2) Yn yr Atodlen Gyntaf(17) (hawliau'r landlord pan fo tenant wedi ei euogfarnu o ganiatáu i'r fangre gael ei defnyddio fel puteindy), ym mharagraff 1, ar ôl “assign”, mewnoder “or transfer”.

Deddf Digollediad Tir 1973

7.—(1) Mae Deddf Digollediad Tir 1973(18) wedi ei diwygio fel a ganlyn.

(2) Yn adran 29(19) (hawl i daliad colli cartref pan fo person wedi ei ddadleoli o annedd)—

(a) yn is-adran (1)—

(i) ar ôl paragraff (e), mewnoder—

“(f) the making of an order for possession of a dwelling subject to a tenancy which is a secure contract on ground A or ground B of the Estate Management Grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1),”;

(ii) ym mharagraff (v), ar ôl “paragraph (e)”, mewnoder “or (f)”;

(b) yn is-adran (4)—

(i) ar ddiwedd paragraff (e)(iii), hepgorer “or”;

(ii) ar ôl paragraff (e)(iv), mewnoder—

(13) Diwygiwyd adran 22 gan adran 117(2) o Ddeddf Rhenti 1968 (p. 23) ac Atodlen 15 iddi, adran 12 o Ddeddf Gwarchodaeth Rhag Troi Allan 1977 (p. 43) a pharagraff 1 o Atodlen 1 iddi, adran 155 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 9 o Atodlen 23 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 iddi, adran 13 o Ddeddf Daliadau Amaethyddol (Hysbysiaidau Ymadael) 1977 (p. 12) ac Atodlen 2 iddi, ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 1 a 2 o Ran 1 o Atodlen 1 iddo.

(14) 1954 p. 56.

(15) Diwygiwyd adran 53(1) gan adran 148(1) o Ddeddf Llysoedd Sirol 1984 (p. 28) a pharagraff 23 o Atodlen 2 iddi.

(16) 1956 p. 69.

(17) Diwygiwyd paragraff 5 o'r Atodlen Gyntaf gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 5 o Atodlen 11 iddi.

(18) 1973 p. 26.

(19) Diwygiwyd adran 29 gan adran 265 o Ddeddf Tai 2004 (p. 34) a pharagraffau 1 i 3 o Atodlen 15 iddi, adran 130 o Ddeddf Tai 1974 (p. 44) a pharagraff 38 o Atodlen 13 iddi, adran 4 o Ddeddf Tai (Darpariaethau Canlyniadol) 1985 (p. 71) a pharagraff 24 o Atodlen 2 iddi, adrannau 68, 70 a 84 o Ddeddf Cynllunio a Digolledu 1991 (p. 34) a pharagraff 22 o Atodlen 15 a Rhan 3 o Atodlen 19 iddi, adran 9(3) o Ddeddf Tai a Chynllunio 1986 (p. 63), erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 3 a 4 o Atodlen 2 iddo, ac erthygl 5(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 3(2) o Atodlen 2 iddo.

- “(v) the licence is a secure contract, or
- (vi) the licence is an introductory standard contract.”

(3) Yn adran 32(20) (darpariaethau atodol ynghylch taliadau colli cartref), ar ôl is-adran (7B), mewnosoder—

“(7C) Where a landlord obtains possession by agreement of a dwelling in Wales subject to a tenancy which is a secure contract and—

- (a) notice of proceedings for possession of the dwelling has been served, or might have been served, specifying ground A or ground B of the estate management grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1), or
- (b) the landlord has applied, or could apply, to the Welsh Ministers for approval for the purposes of estate management ground B of a scheme for the disposal and redevelopment of an area of land consisting of or including the whole or part of the dwelling,

the landlord may make to any person giving up possession or occupation a payment corresponding to any home loss payment or discretionary payment which they would be required or authorised to make to that person if an order for possession had been made on either of those grounds.”

(4) Yn adran 87(21) (dehongli cyffredinol), yn is-adran (1), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

Deddf Rhenti (Amaethyddiaeth) 1976

8.—(1) Mae Deddf Rhenti (Amaethyddiaeth) 1976(22) wedi ei diwygio fel a ganlyn.

(2) Yn adran 4(23) (tenantiaid statudol a thenantiaethau statudol)—

- (a) ar ddiwedd is-adran (4), mewnosoder “or, in the case of a dwelling-house in Wales, will be entitled to a secure contract of the dwelling-house by succession”;
- (b) ar ôl is-adran (6), mewnosoder—

“(7) In this section, “secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act).”

(3) Yn adran 33(24) (atal dros dro amod sydd ynghlwm wrth ganiatâd cynllunio)—

(20) Diwygiwyd adran 32 gan adrannau 68 a 70 o Ddeddf Cynllunio a Digolledu 1991 (p. 34) a pharagraff 23 o Ran 2 o Atodlen 15 iddi, adran 9(4) o Ddeddf Tai a Chynllunio 1986 (p. 63), adrannau 114 a 194 o Ddeddf Llywodraeth Leol, Cynllunio a Thir 1980 (p. 65) a Rhan 13 o Atodlen 34 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 2 o Atodlen 17 iddi, paragraff 23 o Ran 6 o Atodlen 18 i Ddeddf Llywodraeth Cymru 1998 (p. 38), ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 3 a 5 o Atodlen 2 iddo.

(21) Mae diwygiadau i adran 87 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(22) 1976 p. 80.

(23) Diwygiwyd adran 4 gan adran 76(3) o Ddeddf Tai 1980 (p. 51), adrannau 39 a 140 o Ddeddf Tai 1988 (p. 50) a Rhan 2 o Atodlen 4 iddi, ac Atodlen 18 iddi, adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 10 o Atodlen 8 iddi, adran 155 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 72 o Atodlen 23 iddi, a rheoliad 41(a) o Reoliadau Partneriaeth Sifil (Cyplau o Rywiau Gwahanol) 2019 (O.S. 2019/1458) a pharagraff 4 o Ran 1 o Atodlen 3 iddynt.

(24) Diwygiwyd adran 33 gan adran 194(1) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 49 o Atodlen 11 iddi, adran 55 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 77 o Atodlen 23 iddi, ac adran 32 o Ddeddf Cynllunio a Digolledu 1991 (p. 34) a pharagraff 4 o Atodlen 7 iddi.

- (a) yn is-adran (2), ar ôl “a tenancy to which subsection (3) below applies”, mewnosoder “, or an occupation contract to which subsection (3A) below applies”;
- (b) ar ôl is-adran (3), mewnosoder—
 - “(3A) This subsection applies to an occupation contract which immediately before the appointed day was an assured agricultural occupancy, within the meaning of Chapter 3 of Part 1 of the Housing Act 1988 (c. 50).”;
- (c) ar ôl is-adran (5), mewnosoder—
 - “(6) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
 - “appointed day” (see section 242 of that Act);
 - “occupation contract” (see section 7 of that Act).”

Deddf Gwarchodaeth Rhag Troi Allan 1977

- 9.—(1) Mae Deddf Gwarchodaeth Rhag Troi Allan 1977(25) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 5(26) (dilysrwydd hysbysiadau ymadael)—
 - (a) yn is-adran (1A)(27), yn lle “subsection (1B)”, rhodder “subsections (1B) and (1C)”, a
 - (b) ar ôl is-adran (1B)(28), mewnosoder—
 - “(1C) Because of section 232 (forfeiture and notices to quit) of the Renting Homes (Wales) Act 2016 (anaw 1), this section does not apply to a dwelling in Wales which is subject to an occupation contract.”
- (3) Yn adran 8(29) (dehongli), yn is-adran (1), ar ôl paragraff (g), mewnosoder—
 - “(h) an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act).”

Deddf Llysoedd Sirol 1984

- 10.—(1) Mae Deddf Llysoedd Sirol 1984(30) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 60A(31) (hawl cyflogeion cyrff rheoli tai i ymddangos mewn achos etc.)—
 - (a) yn is-adran (3)—
 - (i) ar ôl paragraff (a), mewnosoder—
 - “(aa) proceedings under section 116 (order imposing periodic standard contract because of prohibited conduct) of the Renting Homes (Wales) Act 2016 (anaw 1);”;
 - (ii) ym mharagraff (b), yn lle “that Act”, rhodder “the Housing Act 1985”;
 - (iii) ar ôl paragraff (b), mewnosoder—
 - “(bb) proceedings for possession of a dwelling-house subject to a secure contract under section 157(1) (breach of contract) of the Renting Homes

(25) 1977 p. 43.

(26) Diwygiwyd adran 5(1) gan adran 32(1) o Ddeddf Tai 1988 (p. 50).

(27) Mewnosodwyd is-adran (1A) gan adran 32(2) o Ddeddf Tai 1988 (p. 50).

(28) Mewnosodwyd is-adran (1B) gan adran 32(2) o Ddeddf Tai 1988 (p. 50).

(29) Diwygiwyd adran 8 gan adran 100 o Ddeddf Daliadau Amaethyddol 1986 (p. 5) a pharagraff 61 o Atodlen 14 iddi, adran 40 o Ddeddf Tenantiaethau Amaethyddol 1995 (p. 8) a pharagraff 29(a) a (b) o'r Atodlen iddi, adrannau 33(2) a 44(2)(b) o Ddeddf Tai 1988 (p. 50), ac adran 194(1) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 54 o Atodlen 11 iddi. Mae diwygiadau eraill i adran 8 nad dydynt yn berthnasol i'r Rheoliadau hyn.

(30) 1984 p. 28.

(31) Mewnosodwyd adran 60A gan Ran 8 ac adran 191 o Ddeddf Gwasanaethau Cyfreithiol 2007 (p. 29).

(Wales) Act 2016 on the ground that the contract-holder has breached the contract under section 55 (anti-social behaviour and other prohibited conduct) of that Act;”;

(iv) ar ôl paragraff (c), mewnosoder—

“(cc) proceedings under section 178(1) (recovery of possession) of the Renting Homes (Wales) Act 2016 in relation to a prohibited standard contract;”;

(b) yn is-adran (7), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““prohibited conduct standard contract” has the same meaning as in section 116 of the Renting Homes (Wales) Act 2016;”;

““secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016;”.

(3) Yn adran 77(32) (apelau: darpariaethau cyffredinol), yn is-adran (6), ar ôl paragraff (ef), mewnosoder—

“(eg) section 209 (breach of contract ground) of the Renting Homes (Wales) Act 2016 (anaw 1); or

(eh) section 210 (estate management grounds) of the Renting Homes (Wales) Act 2016; or”.

Deddf Tai 1985

11.—(1) Mae Deddf Tai 1985(33) wedi ei diwygio fel a ganlyn.

(2) Yn adran 25(34) (cynyddu rhent pan nad yw tenantiaeth yn ddiogel), yn is-adran (1), ar ôl “introductory tenancy”, mewnosoder “or a dwelling (in Wales) is let by such an authority on a weekly or other periodic tenancy which is not an occupation contract”.

(3) Yn adran 27AB(35) (cytundebau rheoli â sefydliadau rheoli tenantiaid)—

(a) yn is-adran (7)(b)(ii), ar ôl “secure tenants”, mewnosoder “or tenants who are secure contract-holders”;

(b) yn is-adran (8), yn y lleoedd priodol, mewnosoder—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

(4) Yn adran 27BA(36) (ymgyngori mewn cysylltiad â rheoli), yn is-adran (8), ar ôl “secure tenants”, mewnosoder “or tenants who are secure contract-holders”.

(5) Yn adran 32(37) (pŵer i waredu tir a ddelir at ddibenion y Rhan hon)—

(a) yn is-adran (2), yn lle “subsection (3)”, rhodder “subsections (3) and (3A)”;

(32) Diwygiwyd adran 77 gan erthygl 10 o Orchymyn Deddf Mynediad at Gyfiawnder 1999 (Cyrchfan Apelu) 2016 (O.S. 2016/917), paragraff 10 o Atodlen 9(1) i Ddeddf Troseddau a'r Llysoedd 2013 (p. 22), paragraff 2 o Atodlen 2 i Ddeddf Trefniadaeth Sifil 1997 (p. 12), adran 125(2) o Ddeddf Llysoedd a Gwasanaethau Cyfreithiol 1990 (p. 41) a pharagraff 15 o Atodlen 17 iddi, adran 4 o Ddeddf Tai (Darpariaethau Canlyniadol) 1985 (p. 71) a pharagraff 57(3) o Atodlen 2 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 35(2) o Atodlen 17 iddi, ac adrannau 194(1) a 195(2) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 60 o Atodlen 11 iddi.

(33) 1985 p. 68.

(34) Diwygiwyd adran 25 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(b) o Atodlen 1 iddo.

(35) Mewnosodwyd adran 27AB gan adran 132(1) o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28). Mae diwygiadau i adran 27AB nad ydynt yn berthnasol i'r Rheoliadau hyn.

(36) Mewnosodwyd adran 27BA gan adran 222 o Ddeddf Tai 1996 (p. 52) a pharagraff 3(2) o Atodlen 18 iddi.

(37) Diwygiwyd adran 32 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(d) o'r Atodlen iddo; mae diwygiadau eraill i adran 32 nad ydynt yn berthnasol i'r Rheoliadau hyn.

- (b) ar ôl is-adran (3), mewnosoder—
- “(3A) No consent is required for the letting of land (in Wales) under—
- (a) a secure contract,
 - (b) a supported standard contract,
 - (c) an introductory standard contract, or
 - (d) a standard contract—
 - (i) in relation to which the exception in section 11(2) of the Renting Homes (Wales) Act 2016 (anaw 1) applies (first exception to requirement that contract made by a community landlord is a secure contract), and
 - (ii) which is within any of paragraphs 4 and 6 to 14 of Schedule 3 to that Act (occupation contracts made with or adopted by community landlords which may be standard contracts).”
- (6) Yn adran 43(38) (cydsyniad yn ofynnol ar gyfer gwarediadau penodol nad ydynt o fewn adran 32)—
- (a) yn is-adran (1), yn lle “appropriate national body”, rhodder “Secretary of State”;
 - (b) ar ôl is-adran (1), mewnosoder—

“(1A) The consent of the Welsh Ministers is required for the disposal by a local authority of a dwelling belonging to the authority which is subject to a tenancy which is a secure contract or is an introductory standard contract.”;
 - (c) yn yr adran hon, ar ôl “house”, ym mhob lle y mae’n digwydd, mewnosoder “or dwelling”;
 - (d) yn is-adran (2)(b), ar ôl “houses”, mewnosoder “or dwellings”.
- (7) Yn adran 56(39) (mân ddiffiniadau), ar ôl is-adran (1), mewnosoder—
- “(1A) In this Part, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
 - (b) “dwelling” (see section 246 of that Act);
 - (c) “introductory standard contract” (see section 16 of that Act);
 - (d) “occupation contract” (see section 7 of that Act);
 - (e) “secure contract” (see section 8 of that Act);
 - (f) “standard contract” (see section 8 of that Act);
 - (g) “supported standard contract” (see section 143 of that Act).”
- (8) Yn adran 57(40) (mynegai o ymadroddion diffiniedig: Rhan 2), yn y lleoedd priodol yn y Tabl, mewnosoder—

“contract-holder

section 56”

- (38) Diwygiwyd adran 43 gan adran 311 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraff 1 o Atodlen 14 iddi, adrannau 132 a 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 39 o Ran 1 o Atodlen 17 iddi, adran 227 o Ddeddf Tai 1996 (p. 52) a Rhan 9 o Atodlen 19 iddi, adran 77 o Ddeddf Tai a Chynllunio 2016 (p. 22), adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a Rhan 1 o Atodlen 12 iddi, adran 78 o Ddeddf yr Amgylchedd 1995 (p. 25) a pharagraff 24 o Atodlen 10 iddi, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3 o'r Atodlen iddo, ac erthygl 6 o Orchymyn Deddf Tai ac Adfywio 2008 (Cofrestru Awdurdodau Lleol) 2010 (O.S. 2010/844) a pharagraffau 3 a 15 o Atodlen 2 iddo.
- (39) Diwygiwyd adran 56 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(f) o'r Atodlen iddo, erthygl 6 o Orchymyn Deddf Tai ac Adfywio 2008 (Cofrestru Awdurdodau Lleol) 2010 (O.S. 2010/844) a pharagraffau 3 ac 16 o Atodlen 2 iddo.
- (40) Mae diwygiadau i adran 57 nad ydynt yn berthnasol i'r Rheoliadau hyn.

“dwelling	section 56”
“introductory standard contract	section 56”
“occupation contract	section 56”
“secure contract	section 56”
“standard contract	section 56”
“supported standard contract	section 56”

- (9) Yn adran 79 (tenantiaethau diogel)—
- (a) yn is-adran (1), ar ôl “dwelling-house”, mewnosoder “in England”, a
 - (b) yn is-adran (3), ar ôl “dwelling-house”, mewnosoder “in England”.
- (10) Yn adran 84A(41) (sail absoliwt ar gyfer meddiannu am ymddygiad gwrthgymdeithasol)—
- (a) hepgorer is-adran (11),
 - (b) yn is-adran (12), ar ôl “(10)” hepgorer “or (11)”, ac
 - (c) yn is-adran (13)—
 - (i) ar ôl “(10)” hepgorer “or (11)”, a
 - (ii) hepgorer paragraff (b) a’r “, or” sy’n dod o’i flaen.
- (11) Yn adran 85ZA(42) (adolygu penderfyniad i geisio meddiannu ar sail absoliwt am ymddygiad gwrthgymdeithasol)—
- (a) hepgorer is-adran (8),
 - (b) yn is-adran (9), yn lle “subsections (7) and (8)”, rhodder “subsection (7)”, ac
 - (c) yn is-adran (10)(b), hepgorer is-baragraff (ii).
- (12) Hepgorer adran 87(43) (personau sy’n gymwys i olynu tenant: Cymru).
- (13) Yn adran 92(44) (aseinio drwy gyfnewid)—
- (a) yn lle is-adran (1), rhodder—

“(1) It is a term of every secure tenancy that the tenancy may, with the written consent of the landlord, assign the tenancy to—

 - (a) another secure tenant who satisfies the condition in subsection (2),
 - (b) an assured tenant who satisfies the conditions in subsection (2A), or
 - (c) a tenant who is a secure contract-holder and who satisfies the conditions in subsection (2B).”;

(41) Ychwanegwyd adran 84A gan adran 94(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) ac fe’i diwygiwyd gan adran 410 o Ddeddf Dedfrydu 2020 (p. 17) a pharagraff 84 o Ran 1 o Atodlen 24 iddi.

(42) Ychwanegwyd adran 85ZA gan adran 96 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12).

(43) Diwygiwyd adran 87 gan adran 160(2) o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 20 o Atodlen 8 iddi.

(44) Diwygiwyd adran 92 gan adran 163(1) i (3) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42), adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 10 o Atodlen 16 a Rhan 6 o Atodlen 18 iddi, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 ac 21 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(9) o Atodlen 2 iddo.

- (b) ar ôl is-adran (2A), mewnosoder—
- “(2B) The conditions to be satisfied with respect to a tenant who is a secure contract-holder are that—
- (a) their landlord is a community landlord, and
 - (b) they intend to transfer their secure contract to—
 - (i) the secure tenant referred to in subsection (1),
 - (ii) another secure tenant who satisfies the condition in subsection (2), or
 - (iii) another secure contract-holder.”;
- (c) ar ôl is-adran (6), mewnosoder—
- “(7) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
- (a) “community landlord” (see section 9 of that Act);
 - (b) “contract-holder” (see section 7 (see also section 48) of that Act);
 - (c) “secure contract” (see section 8 of that Act).”
- (14) Yn adran 105(45) (ymgyngori ar faterion rheoli tai)—
- (a) yn is-adran (1), ar ôl “secure tenants”, mewnosoder “or secure contract-holders”;
 - (b) yn is-adran (2)—
 - (i) ym mharagraff (a), ar ôl “secure tenancies”, mewnosoder “or secure contracts”;
 - (ii) ar ôl “secure tenancy”, mewnosoder “or secure contract”;
 - (c) yn is-adran (6), ym mharagraff (b), ar ôl “secure tenancies”, mewnosoder “or secure contracts”;
 - (d) yn is-adran (7), ar ôl paragraff (b), mewnosoder—
 - “(c) secure contract-holders include prohibited conduct standard contract-holders;
 - (d) secure contracts include prohibited conduct standard contracts.”
- (15) Yn adran 106(46) (gwybodaeth am ddyrannu tai)—
- (a) yn is-adran (1)(b), ar ôl “secure tenants”, mewnosoder “or secure contract-holders”;
 - (b) ar ôl “secure tenancies”, ym mhob lle y mae’n digwydd, mewnosoder “or secure contracts”.
- (16) Yn adran 106A(47) (ymgyngori cyn gwaredu i landlord sector preifat), yn is-adran (2), ar ôl “disposal to which that Schedule applies”, mewnosoder “under paragraph 1(1) of that Schedule”.
- (17) Yn adran 116 (mân ddiffiniadau)—
- (a) daw’r ddarpariaeth bresennol yn is-adran (1);
 - (b) ar ôl yr is-adran honno, mewnosoder—

(45) Diwygiwyd adran 105 gan adran 140 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 5 o Atodlen 16 iddi, adran 22(2) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 5(7) o Atodlen 8 iddi, adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 2 o Atodlen 1 iddi, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(10) o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 22 o Atodlen 2 iddo.

(46) Diwygiwyd adran 106 gan adran 140 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 5 o Atodlen 16 iddi, adran 22(2) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 5(7) o Atodlen 8 iddi, adran 173 o Ddeddf Tai 1996 (p. 52) a pharagraff 1 o Atodlen 16 iddi, adran 18(1) o Ddeddf Digartrefedd 2002 (p. 7) a pharagraff 1 o Atodlen 1 iddi, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 23 o Atodlen 2 iddo ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(11) o Atodlen 2 iddo.

(47) Mewnosodwyd adran 106A gan adran 6 o Ddeddf Tai a Chynllunio 1986 (p. 63) a diwygiwyd is-adran (2) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(h) o’r Atodlen iddo.

“(2) In this Part, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “prohibited conduct standard contract” (see section 116 of that Act);
- (c) “secure contract” (see section 8 of that Act).”

(18) Yn adran 117(48) (mynegai o ymadroddion diffiniedig: Rhan 4), yn y lleoedd priodol yn y Tabl, mewnosoder—

“contract-holder	section 116”
“prohibited conduct standard contract	section 116”
“secure contract	section 116”

(19) Yn adran 247 (yr awdurdod tai lleol i’w hysbysu am newid perchnogaeth neu feddiannaeth tir)—

(a) ar ôl is-adran (5)(ca)(49), mewnosoder—

“(cb) the grant of an occupation contract, or of a tenancy or licence which is not an occupation contract by reason only of the shared accommodation exception in paragraph 6 of Part 2 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1) applying and the notice condition in paragraph 3(3) of Part 2 of that Schedule not being met;”;

(b) ar ôl is-adran (6), mewnosoder—

“(7) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(20) Yn adran 270 (gorchmynion dymchwel: adennill meddiant o adeilad sydd i’w ddymchwel), yn is-adran (3)(50), ar ôl “Rent Acts”, mewnosoder “, the Renting Homes (Wales) Act 2016 (anaw 1) or secondary legislation made under that Act”.

(21) Yn adran 553(51) (effaith ailbrynu ar denantiaethau presennol penodol)—

(a) ym mhennawd yr adran, ar y diwedd, mewnosoder “(England)”;

(b) yn is-adran (1), ar ôl “defective dwelling”, mewnosoder “in England”.

(22) Ar ôl adran 553, mewnosoder—

“553A Effect of repurchase on certain existing tenancies (Wales)

(1) Where an authority mentioned in section 80 (authorities satisfying the landlord condition for secure tenancy) acquire an interest in a defective dwelling in Wales in pursuance of Schedule 20 (repurchase) and—

- (a) the land in which the interest subsists is or includes a dwelling-house occupied as a separate dwelling, and

(48) Mae diwygiadau i adran 117 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(49) Mewnosodwyd paragraff (ca) gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 45 o Ran 1 o Atodlen 17 iddi.

(50) Diwygiwyd adran 270(3) gan adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 iddi, ac adran 165 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 18(2) o Ran 2 o Atodlen 9 iddi.

(51) Diwygiwyd adran 553 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 60 o Ran 1 o Atodlen 17 iddi ac adran 227 o Ddeddf Tai 1996 (p. 52) a Rhan 4 o Atodlen 19 iddi.

- (b) the interest of the person entitled to assistance by way of repurchase is, immediately before the completion of the authority's acquisition, subject to a tenancy of the dwelling-house,

the tenancy shall not, on or after the acquisition, become a secure contract unless the conditions specified in subsection (2) are met.

(2) The conditions are—

- (a) that the tenancy was a protected tenancy throughout the period beginning with the making of an application for assistance under this Part in respect of the defective dwelling and ending immediately before the authority's acquisition, and
- (b) no notice was given in respect of the tenancy in accordance with any of the Cases 11 to 18 and 20 in Schedule 15 to the Rent Act 1977 (c. 42) (notice that possession might be recovered under that Case).

(3) This section has effect notwithstanding any provision to the contrary in section 11 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(23) Yn adran 554(52) (rhoi tenantiaeth i berchen-feddiannydd blaenorol)—

- (a) yn is-adran (2), ar ôl “a secure tenancy”, mewnosoder “or secure contract”;
- (b) yn is-adran (2A)—
 - (i) ar ôl “secure tenancy”, mewnosoder “or, where the dwelling-house is in Wales, a secure contract”;
 - (ii) ym mharagraff (a), ar ôl “secure tenant”, mewnosoder “or a secure contract-holder”;
- (c) yn is-adran (3), ar ddiwedd paragraff (c), mewnosoder
“, or
(d) a secure contract.”

(24) Yn adran 555 (rhoi tenantiaeth i denant statudol blaenorol)—

- (a) yn is-adran (1), ar ôl “secure tenancy”, mewnosoder “or, where the dwelling-house is in Wales, a secure contract”;
- (b) yn is-adran (3), ar ôl “secure tenancy”, mewnosoder “or secure contract”;
- (c) ar ôl is-adran (3), mewnosoder—

“(4) This section has effect notwithstanding any provision to the contrary in section 11 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(25) Yn adran 558 (dehongli adrannau 553 i 557), ar ôl paragraff (c), mewnosoder—

- “(d) references to the grant of a secure contract are to the grant of an occupation contract which would be a secure contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016 (anaw 1)) assuming that the contract-holder under the contract occupies the dwelling as their only or principal home;
- (e) the following terms have the same meaning as in the Renting Homes (Wales) Act 2016—
 - (i) “contract-holder” (see section 7 (see also section 48) of that Act);
 - (ii) “occupation contract” (see section 7 of that Act).”

(52) Diwygiwyd adran 554 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 61 o Ran 1 o Atodlen 17 iddi, adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 32 o Atodlen 8 iddi, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 26 o Atodlen 1 iddo, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 35 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14 o Atodlen 2 iddo.

(26) Yn adran 577(53) (mynegai o ymadroddion wedi eu diffinio: Rhan 16), yn y Tabl, yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

“contract-holder	section 558”
“occupation contract	section 558”
“secure contract	section 558”

(27) Yn adran 612(54) (eithrio gwarchodaeth o dan y Deddfau Rhenti), ar ôl “Rent Acts”, mewnosoder “, or the Renting Homes (Wales) Act 2016 (anaw 1)”.

(28) Yn Atodlen 1 (tenantiaethau nad ydynt yn denantiaethau diogel)—

- (a) ym mharagraff 4(55) (llety ar gyfer personau digartref), hepgorer “or Part 2 of the Housing (Wales) Act 2014 (homelessness)”;
- (b) ym mharagraff 4ZA(56) (tenantiaethau ymyriad teuluol)—
 - (i) hepgorer is-baragraff (10)(b) a’r “and” sy’n dod o’i flaen;
 - (ii) hepgorer is-baragraff (11)(b) a’r “and” sy’n dod o’i flaen;
 - (iii) yn is-baragraff (12), yn y diffiniad o “appropriate national authority”, hepgorer paragraff (b) a’r “and” sy’n dod o’i flaen.

(29) Yn Atodlen 2 (seiliau ar gyfer meddiannu tai annedd sy’n cael eu gosod o dan denantiaethau diogel), yn Rhan 3 (seiliau y caiff llys orchymyn meddiant arnynt os yw’n ystyried bod hynny’n rhesymol ac os oes llety arall addas ar gael) hepgorer Sail 16(57).

Deddf Cymdeithasau Tai 1985

12.—(1) Mae Deddf Cymdeithasau Tai 1985(58) wedi ei diwygio fel a ganlyn.

(2) Yn adran 10(59) (gwarediadau sydd wedi eu heithrio o adran 9), yn is-adran (2), ar y diwedd, mewnosoder—

- “(f) a letting of land under a tenancy or licence that is an occupation contract, or
- (g) a letting of land under a tenancy or licence under what would be an occupation contract if notice had been given (see Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1)), other than a long tenancy within the meaning of letting of the type described in paragraph 8 of that Schedule (meaning of long tenancies).”

(53) Diwygiwyd adran 577 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraffau 62 a 113 o Ran 1 o Atodlen 17 iddi, adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 20 o Atodlen 16 a Rhan 4 o Atodlen 18 iddi, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 27 o Atodlen 1 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14 o Atodlen 2 iddo.

(54) Diwygiwyd adran 612 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 63 o Ran 1 o Atodlen 17 iddi, a pharagraff 89 o Ran 5 o Atodlen 9 i Ddeddf Llywodraeth Leol a Thai 1989 (p. 42).

(55) Amnewidiwyd paragraff 4 gan adran 216 o Ddeddf Tai 1996 (p. 52) a pharagraff 3 o Atodlen 17 iddi ac fe’i diwygiwyd gan adran 100 o Ddeddf Tai (Cymru) 2014 (dccc 7) a pharagraff 1 o Ran 1 o Atodlen 3 iddi.

(56) Mewnosodwyd paragraff 4ZA gan adran 297(1) o Ddeddf Tai ac Adfywio 2008 (p. 17) ac fe’i diwygiwyd gan adran 181(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) a pharagraff 12 o Ran 1 o Atodlen 11 iddi. Diwygir paragraff 4ZA ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 2 a 17 o Atodlen 7 iddi.

(57) Mae diwygiadau i Sail 16 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(58) 1985 p. 69.

(59) Diwygiwyd adran 10 gan adran 354(1) o Ddeddf Elusennau 2011 (p. 25) a pharagraff 45 o Ran 2 o Atodlen 7 iddi, adran 75(1) o Ddeddf Elusennau 2006 (p. 50) a pharagraff 78 o Atodlen 8 iddi, adran 59 o Ddeddf Tai 1988 (p. 50) a pharagraff 8(1) o Atodlen 6 iddi, adran 277 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraff 10(1) a (2) o Atodlen 9 iddi, adran 24(1) o Ddeddf Tai a Chynllunio 1986 (p. 63) a pharagraff 10(6) o Ran 1 o Atodlen 5 iddi, ac erthygl 4(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a Rhan 1 o Atodlen 1 iddo.

(3) Yn adran 39(60) (mân ddiffiniadau), ar ôl y diffiniad o “mental disorder”, mewnosoder ““occupation contract” has the same meaning as in section 7 of the Renting Homes (Wales) Act 2016 (anaw 1);”.

(4) Yn adran 40(61) (mynegai o ymadroddion wedi eu diffinio: Rhan 1), yn y Tabl, yng ngholofn 1, ar ôl y cofnod ar gyfer “mortgage (in relation to Scotland)”, mewnosoder “occupation contract”, ac yn y golofn 2 gyfatebol, mewnosoder “section 39”.

Deddf Landlord a Tenant 1985

13.—(1) Mae Deddf Landlord a Tenant 1985(62) wedi ei diwygio fel a ganlyn.

(2) Yn adran 4 (darparu llyfrau rhent), ar ôl is-adran (3), mewnosoder—

“(4) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) Yn adran 8(63) (telerau ymhlyg o ran ffitrwydd annedd i bobl fyw ynddi: Cymru), ar ôl is-adran (5), mewnosoder—

“(5A) This section does not apply if the contract is an occupation contract (for provisions about the condition of dwellings that are subject to an occupation contract, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(5B) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(4) Yn adran 13(64) (lesoedd y mae adran 11 yn gymwys iddynt: rheol gyffredinol), ar ôl is-adran (1), mewnosoder—

“(1ZA) But in the case of a dwelling-house in Wales, section 11 does not apply if the dwelling-house is subject to an occupation contract (for provisions about repairing obligations in the case of occupation contracts, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(1ZB) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

Deddf Ansolfedd 1986

14.—(1) Mae Deddf Ansolfedd 1986(65) wedi ei diwygio fel a ganlyn.

(2) Yn adran 283 (diffiniad o ystad methdalwr), yn is-adran (3A)(66)—

(a) ar ôl paragraff (a), mewnosoder—

“(aa) a standard contract within the meaning of section 8 of the Renting Homes (Wales) Act 2016 (anaw 1) and the terms of which inhibit an assignment as mentioned in section 127(5) of the Rent Act 1977 (c. 42), or”;

(b) ar ddiwedd paragraff (d), yn lle’r atalnod llawn, rhodder “, or”;

(60) Diwygiwyd adran 39 gan adran 59 o Ddeddf Tai 1988 (p. 50) a pharagraff 25 o Ran 1 o Atodlen 6 iddi, ac erthygl 4(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a Rhan 1 o Atodlen 1 iddo.

(61) Diwygiwyd adran 40 gan adrannau 59 a 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 26 o Ran 1 o Atodlen 6 iddi, ac Atodlen 18 iddi, ac erthygl 4(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a Rhan 1 o Atodlen 1 iddo.

(62) 1985 p. 70.

(63) Diwygiwyd adran 8 gan adran 1 o Ddeddf Cartrefi (Ffitrwydd Annedd i Bobl Fyw Ynddi) 2018 (p. 34) ac adrannau 39(2) a 115(2) o Ddeddf Diogelu Rhyddidau 2012 (p. 9) a pharagraff 12(1) o Ran 3 o Atodlen 2 iddi, a Rhan 2 o Atodlen 10 iddi.

(64) Diwygiwyd adran 13 gan adran 166 o Ddeddf Lleoliaeth 2011 (p. 20) ac fe’i diwygir ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 18(1) o Atodlen 7 iddi.

(65) 1986 p. 45.

(66) Mewnosodwyd is-adran (3A) gan adran 117(1) o Ddeddf Tai 1988 (p. 50).

- (c) ar ôl paragraff (d), mewnosoder—
- “(e) a secure contract within the meaning of section 8 of the Renting Homes (Wales) Act 2016 (anaw 1) which is not capable of being assigned, except—
- (i) in the cases mentioned in section 251 (family property order) of that Act,
 - (ii) in accordance with section 92(67) (assignment by way of exchange) of the Housing Act 1985 (c. 68), or
 - (iii) to a person who would be qualified to succeed the contract-holder if the contract-holder died immediately before the assignment.”

Deddf Landlord a Tenant 1987

- 15.—(1) Mae Deddf Landlord a Tenant 1987(68) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 3(69) (tenantiaid cymwys)—
- (a) yn is-adran (1)—
 - (i) ar ddiwedd paragraff (c), yn lle “or”, rhodder “;”;
 - (ii) ar ddiwedd paragraff (d), yn lle’r atalnod llawn, rhodder hanner colon;
 - (iii) ar ôl paragraff (d), mewnosoder—
 - “(e) an occupation contract that immediately before the appointed day was an assured agricultural occupancy within the meaning of Part 1 of the Housing Act 1988 (c. 50); or
 - (f) a tenancy—
 - (i) which is a secure contract, and
 - (ii) in relation to which, the landlord is not a local authority.”;
 - (b) ar ôl is-adran (4), mewnosoder—
 - “(5) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
 - “appointed day” (see section 242 of that Act);
 - “secure contract” (see section 8 of that Act).”
- (3) Yn adran 46(70) (cymhwyso Rhan 6, etc), ar ôl is-adran (1), mewnosoder—
- “(1A) But this Part does not apply if the dwelling is in Wales and is subject to an occupation contract (see section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)).”

Deddf Tai 1988

- 16.—(1) Mae Deddf Tai 1988(71) wedi ei diwygio fel a ganlyn.

(67) Diwygiwyd adran 92 gan adran 163(1) i (3) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42), adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 10 o Atodlen 16 iddi, a Rhan 6 o Atodlen 18 iddi, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(9) o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 ac 21 o’r Atodlen iddo.

(68) 1987 p. 31.

(69) Diwygiwyd adran 3 gan adrannau 119 a 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 2 o Atodlen 13 iddi, ac Atodlen 18 iddi.

(70) Diwygiwyd adran 46 gan adran 158 o Ddeddf Cyfundaliad a Diwygio Cyfraith Lesddaliad 2002 (p. 15) a pharagraffau 7 a 9 o Atodlen 11 iddi.

(71) 1988 p. 50.

(2) Yn adran 1(72) (tenantiaethau sicr), yn is-adran (1), ar ôl “dwelling-house”, yn y lle cyntaf y mae’n digwydd, mewnosoder “in England”.

(3) Ar ôl adran 1, mewnosoder—

“1A Application of Chapters 1, 2 and 3 of this Part to dwelling in Wales

(1) As a result of section 239 of the Renting Homes (Wales) Act 2016 (anaw 1), no tenancy or licence (whenever made) of a dwelling-house that is in Wales can be an assured tenancy or an assured agricultural occupancy.

(2) Accordingly, subject to subsection (3), nothing in sections 1 to 25 of this Act applies to a dwelling-house in Wales.

(3) The provisions of this Act which are referred to in Schedule 10 to the Local Government and Housing Act 1989 (c. 42) continue to apply, for the purposes of that Schedule, to a dwelling-house in Wales which is subject to a long tenancy.

(4) For the purposes of subsection (3), “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016.”

(4) Yn adran 35 (dileu cyfundrefnau arbennig ar gyfer tenantiaethau cymdeithasau tai etc), yn is-adran (3)(73), ar ôl “secure tenancy”, mewnosoder “or a secure contract”.

(5) Yn adran 37 (dim tenantiaethau sicr pellach o dan Ddeddf Tai 1980), ar ôl is-adran (6), mewnosoder—

“(7) Nothing in this section that purports to grant an assured tenancy, or purports to grant a contract for the grant of an assured tenancy, applies to a dwelling-house in Wales (see section 240 of the Renting Homes (Wales) Act 2016 (anaw 1) for provision about the conversion of existing tenancies to occupation contracts, and section 241 for provision about pre-existing contracts).”

(6) Yn adran 38(74) (trosglwyddo tenantiaethau presennol o’r sector cyhoeddus i’r sector preifat)

(a) yn is-adran (4A), ar ôl “secure tenancy”, mewnosoder “or a secure contract”;

(b) yn is-adran (4B)—

(i) ar ôl “under a secure tenancy”, mewnosoder “or a secure contract”;

(ii) ar ôl “to be a secure tenancy”, mewnosoder “or secure contract”.

(7) Yn adran 45(75) (dehongli Rhan 1), yn is-adran (1), yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

(72) Diwygiwyd adran 1 gan adran 10 o Ddeddf Atal Twyll Tai Cymdeithasol 2013 (p. 3) a pharagraff 4 o’r Atodlen iddi, adran 227 o Ddeddf Tai 1996 (p. 52) a Rhan 13 o Atodlen 19 iddi, a rheoliad 2 o Reoliadau Cyfeiriadau at Ardrethu (Tai) 1990 (O.S. 1990/434) a pharagraff 27 o’r Atodlen iddynt.

(73) Diwygiwyd adran 35(3) gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 a 66 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 18(2) o Atodlen 2 iddo.

(74) Mewnosodwyd adran 38(4A) gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 106 o Atodlen 11 iddi, ac fe’i diwygiwyd gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Diwygiadau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 a 67 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 18(3) o Atodlen 2 iddo. Mewnosodwyd adran 38(4B) gan erthygl 2 o Orchymyn Deddf Llywodraeth Cymru 1998 (Tai) (Diwygio) 1999 (O.S. 1999/61) a pharagraff 3 o’r Atodlen iddo. Mae diwygiadau eraill i adran 38 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(75) Diwygiwyd adran 45(1) gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 a 94 o Atodlen 1 iddo.

(8) Yn adran 61(76) (ymgyngori a chyhoeddusrwydd), yn is-adran (2), ar ôl “secure tenants or introductory tenants”, mewnosoder “or secure contract-holders or introductory standard contract-holders”.

(9) Yn adran 75(77) (darpariaethau atodol o ran gorchmynion trosglwyddo), yn is-adran (3)—

(a) ar ôl “secure tenant”, mewnosoder “,” a hepgorer “or”;

(b) ar ôl “introductory tenant”, mewnosoder “, tenant who is a secure contract-holder or tenant who is an introductory standard contract-holder”.

(10) Yn adran 79(78) (gwaredu tir gan ymddiriedolaethau gweithredu tai)—

(a) yn is-adran (2)—

(i) ar ôl “secure tenancy”, mewnosoder “,” a hepgorer “or”;

(ii) ar ôl “introductory tenancy”, mewnosoder “, a tenancy which is a secure contract or a tenancy which is an introductory standard contract”;

(b) yn is-adran (5A) ar ôl “introductory tenancies”, mewnosoder “, tenancies which are secure contracts and tenancies which are introductory standard contracts”.

(11) Yn adran 82(79) (darparu cymorth cyfreithiol i denantiaid ar ôl gwaredu), yn is-adran (1)—

(a) yn lle paragraff (a), rhodder—

“(a) was the secure tenant, introductory tenant, secure contract holder or introductory standard contract-holder of the house immediately before the disposal; or”;

(b) yn lle paragraff (b), rhodder—

“(b) is the widow, widower or surviving civil partner of the person who was then the secure tenant, introductory tenant, secure contract-holder, or introductory standard contract-holder of it.”

(12) Yn adran 84(80) (darpariaethau sy’n gymwys i warediadau tai annedd sy’n ddarostyngedig i denantiaethau diogel)—

(a) yn lle is-adran (1)(a), rhodder—

“(a) a housing action trust proposes to make a disposal of one or more houses let on secure tenancies, introductory tenancies, tenancies which are secure contracts or tenancies which are introductory standard contracts which would result in a person who, before the disposal, is a secure tenant, an introductory tenant, a tenant who is a secure contract-holder or a tenant who is an introductory contract-holder of the trust becoming, after the disposal, the tenant of another person, and”;

(76) Diwygiwyd adran 61 gan baragraff 9 o Atodlen 22 i Ddeddf Dadreoleiddio 2015 (p. 20) ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(a) o Atodlen 1 iddo.

(77) Diwygiwyd adran 75 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(b) o Atodlen 1 iddo.

(78) Diwygiwyd adran 79 gan adrannau 55(1) a 227 o Ddeddf Tai 1996 (p. 52) a pharagraff 11 o Atodlen 3 iddi a Rhan 1 o Atodlen 19 iddi, adrannau 124(1) a 187(2) o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac Atodlen 22 iddi, adran 45(2) o Ddeddf Tai 1985 (p. 68), erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(c) a (d) o'r Atodlen iddo, ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Diwygiadau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 a 70 o Atodlen 2 iddo.

(79) Diwygiwyd adran 82 gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 42 o Atodlen 8 iddi, adran 140 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 69(2) o Atodlen 16 iddi, adran 24 o Ddeddf Mynediad at Gyfiawnder 1999 (p. 22) a pharagraffau 42 a 43 o Atodlen 4 iddi, adrannau 38(1) a 39(1) o Ddeddf Cymorth Cyfreithiol, Dedfrydu a Chosbi Troseddwy 2012 (p. 10) a pharagraff 37 o Atodlen 5 iddi, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 a 72 o Atodlen 2 iddo, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(f) o'r Atodlen iddo, ac fe'i haddaswyd gan adran 9 o Ddeddf Gweinyddu Cyfiawnder 1985 (p. 61).

(80) Diwygiwyd adran 84 gan adrannau 124 a 125 o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(g) o Atodlen 1 iddo.

- (b) yn is-adran (4)—
- (i) ar ôl “in writing on”, mewnosoder “the tenant who is the secure contract-holder, the tenant who is the introductory standard contract-holder,”;
 - (ii) ym mharagraff (c), ar ôl “his position as a”, mewnosoder “tenant who is a secure contract-holder, tenant who is an introductory contract-holder.”.
- (13) Yn adran 84A(81) (trosglwyddo drwy orchymyn dai annedd penodol a osodir ar denantiaethau diogel)—
- (a) yn is-adran (6), ar ôl “which is let on”, mewnosoder “a tenancy which is a secure contract, a tenancy which is an introductory standard contract,”;
 - (b) yn is-adran (7)(a), ar ôl “letting, on”, mewnosoder “tenancies which are secure contracts or tenancies which are introductory standard contracts,”.
- (14) Yn adran 85 (rhenti yn gyffredinol), ar ôl is-adran (2), mewnosoder—
- “(3) The Renting Homes (Wales) Act 2016 (anaw 1) which provides for the variation of rent and other consideration payable under an occupation contract (for provision in relation to secure contracts see section 104 (variation of rent) and section 105 (variation of other consideration); for periodic standard contracts see section 123 (variation of rent) and section 124 (variation of other consideration); and for fixed term standard contracts see section 134 (variation) and section 135 (limitation on variation)) shall apply in respect of any housing accommodation subject to an occupation contract.”
- (15) Yn adran 86(82) (cynyddu’r rhent pan na fo tenantiaeth yn ddiogel), yn is-adran (1)—
- (a) ar ôl “secure tenancy”, mewnosoder “,” a hepgorer “or”;
 - (b) ar ôl “introductory tenancy”, mewnosoder “, or an occupation contract”.
- (16) Yn adran 92(83) (dehongli Rhan 3), ar ôl is-adran (1), mewnosoder—
- “(1A) The following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
- “contract-holder” (see section 7 of that Act);
 - “introductory standard contract” (see section 16 of that Act);
 - “occupation contract” (see section 7 of that Act);
 - “secure contract” (see section 8 of that Act).”
- (17) Yn adran 133(84) (cydsyniad yn ofynnol ar gyfer gwarediadau dilynol penodol), yn is-adran (11), ar ôl paragraff (f), mewnosoder—
- “(fa) the grant of an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.
- (18) Yn Atodlen 1 (tenantiaethau na chânt fod yn denantiaethau sicr)—
- (a) ym mharagraff 12(85) (tenantiaethau awdurdod lleol etc)—

(81) Mewnosodwyd adran 84A gan adran 125(5) o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac fe'i diwygiwyd gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(h) ac (i) o'r Atodlen iddo.

(82) Diwygiwyd adran 86 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(j) o'r Atodlen iddo.

(83) Diwygiwyd adran 92 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(k) o Atodlen 1 iddo, ac adran 4 o Ddeddf Cynllunio (Darpariaethau Canlyniadol) 1990 (p. 11) a pharagraff 79(4) o Atodlen 2 iddi.

(84) Diwygiwyd adran 133(11) gan adran 13(3) o Deddf Rheoleiddio Landlordiaid Cymdeithasol Cofrestredig (Cymru) 2018 (dccc 4). Mae diwygiadau eraill i adran 133 o Ddeddf 1988 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(85) Diwygiwyd paragraff 12 o Atodlen 1 gan adran 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a Rhan 4 o Atodlen 18 iddi, adran 22 o Ddeddf Lleoliaeth 2011 (p. 20) a pharagraffau 25 a 29 o Atodlen 22 iddi, adran 209(2) o Ddeddf Llywodraeth Leol a Chynnwys y Cyhoedd mewn Iechyd 2007 (p. 28) a pharagraff 44 o Ran 2 o Atodlen 13 iddi, adran 59 o Ddeddf Dreoleiddio

- (i) yn is-baragraff (1)(h) hepgorer y geiriau o “unless” hyd at y diwedd;
- (ii) hepgorer is-baragraff (3);
- (b) ym mharagraff 12ZA(86) (tenantiaethau ymyriad teuluol)—
 - (i) yn is-baragraff (10)—
 - (aa) ym mharagraff (a) yn lle “; and”, rhodder “.”;
 - (bb) hepgorer paragraff (b);
 - (ii) yn is-baragraff (11)—
 - (aa) ym mharagraff (a) yn lle “; and”, rhodder “.”;
 - (bb) hepgorer paragraff (b);
 - (iii) yn is-baragraff (12), yn y diffiniad o “appropriate national authority”—
 - (aa) ym mharagraff (a) yn lle “; and”, rhodder “.”;
 - (bb) hepgorer paragraff (b).

Deddf Landlord a Tenant 1988

- 17.—(1) Mae Deddf Landlord a Tenant 1988(87) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 5(3)(88) (dehongli), ar y diwedd, mewnosoder “or to an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)).”

Deddf Llywodraeth Leol a Thai 1989

- 18.—(1) Mae Deddf Llywodraeth Leol a Thai 1989(89) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 74(5)(b) (dyletswydd i gadw Cyfrif Refeniw Tai), ar y diwedd, mewnosoder “or which is a long tenancy within the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1).”
- (3) Yn adran 173 (cydsyniad sy’n ofynnol ar gyfer gwarediadau dilynol)—
- (a) yn is-adran (1)(90) ar ôl “a secure tenancy”, mewnosoder “or, in Wales, a secure contract”;
 - (b) yn is-adran (10)—
 - (i) ar ddiwedd paragraff (a), hepgorer “and”;
 - (ii) ar ddiwedd paragraff (b), yn lle’r atalnod llawn, rhodder “; and”;
 - (iii) ar ôl paragraff (b), mewnosoder—

2015 (p. 20) a pharagraff 6 o Ran 3 o Atodlen 13 iddi, adrannau 22 a 39 o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 9 o Atodlen 8 iddi, a pharagraff 31 o Atodlen 13 iddi, adran 137 o Ddeddf Tai (Cymru) 2014 (dccc 7), adran 78 o Ddeddf yr Amgylchedd 1995 (p. 25) a pharagraff 28 o Atodlen 10 iddi, adrannau 6 a 9 o Ddeddf Plismona a Throseddau 2017 (p. 3) a pharagraffau 56 a 58 o Ran 2 o Atodlen 1 iddi, a pharagraffau 81 a 83 o Ran 2 o Atodlen 2 iddi, adran 119 o Ddeddf Democratiaeth Leol, Datblygu Economaidd ac Adeiladu 2009 (p. 20) a pharagraff 79 o Atodlen 6 iddi, adran 43 o Ddeddf yr Heddlu a Llysoedd Ynadon 1994 (p. 29) a pharagraff 62 o Ran 2 o Atodlen 4 iddi ac adran 99 o Ddeddf Diwygio’r Heddlu a Chyfrifoldeb Cymdeithasol 2011 (p. 13) a pharagraff 178 o Ran 3 o Atodlen 16 iddi.

(86) Mewnosodwyd paragraff 12ZA o Atodlen 1 gan adran 297 o Ddeddf Tai ac Adfywio 2008 (p. 17) ac fe’i diwygiwyd gan adran 181(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddau a Phlisona 2014 (p. 12) a pharagraff 20 o Ran 1 o Atodlen 11 iddi ac erthygl 6 o Orchymyn Deddf Tai ac Adfywio 2008 (Cofrestru Awdurdodau Lleol) 2010 (O.S. 2010/844) a pharagraff 21 o Atodlen 2 iddo.

(87) 1988 p. 26.

(88) Diwygiwyd adran 5(3) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 5 o’r Atodlen iddo.

(89) 1989 p. 42.

(90) Diwygiwyd adran 173(1) gan adran 191(4)(a) o Ddeddf Tai ac Adfywio 2008 (p. 17) a rheoliad 1(2) o Reoliadau Deddf Rheoleiddio Landlordiaid Cymdeithasol Cofrestredig (Cymru) 2018 (Diwygiadau Canlyniadol) 2018 (O.S. 2018/870 (Cy. 171)).

- (c) “secure contract” has the same meaning as in section 8 of the Renting Homes Wales Act 2016 (anaw 1).”
- (4) Yn adran 186 (diogelwch deiliadaeth wrth ddod â thenantiaethau preswyl hir i ben)—
- (a) yn is-adran (1), ar ôl “assured periodic tenancies”, mewnosoder “or standard occupation contracts”;
- (b) ar ôl is-adran (1), mewnosoder—
- “(1A) In this section, “standard occupation contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).”
- (5) Yn Atodlen 10 (sicrwydd deiliadaeth wrth ddod â thenantiaethau preswyl hir i ben)—
- (a) ym mharagraff 1(91) (rhagarweiniol), yn is-baragraff (1), yn lle’r geiriau o “are such that” hyd at y diwedd, rhodder—
- “are such that—
- (a) in relation to a dwelling-house in England, if the tenancy were not at a low rent, it would at that time be an assured tenancy within the meaning of Part 1 of the Housing Act 1988 (c. 50);
- (b) in relation to a dwelling-house in Wales, if the tenancy were not at a low rent and assured tenancies had not been abolished in Wales (by section 239 of the Renting Homes (Wales) Act 2016), it would at that time be an assured tenancy within the meaning of Part 1 of the Housing Act 1988.”;
- (b) ar ôl paragraff 1, mewnosoder—
- (1) In relation to a dwelling-house in Wales, when a long tenancy not at a low rent—
- (a) comes to an end after the appointed day,
- (b) the fixed term has come to an end otherwise than by virtue of—
- (i) an order of the court, or
- (ii) a surrender or other action on the part of the tenant,
- (c) at that time, it would have been an assured tenancy, within the meaning of Part 1 of the Housing Act 1988, if assured tenancies had not been abolished in Wales (by section 239 of the Renting Homes (Wales) Act 2016), and
- (d) the tenant remains in occupation of the dwelling-house after the end of the term, the landlord and the tenant are to be treated as having made a new periodic standard contract in relation to the dwelling-house.
- (2) The new contract arising under sub-paragraph (1)—
- (a) has an occupation date falling immediately after the end of the fixed term,
- (b) has rental periods that are the same as those for which rent was last payable under the fixed term tenancy, and
- (c) incorporates the fundamental and supplementary provisions applicable to periodic standard contracts as terms of the new contract without modification.
- (3) Subject to sub-paragraph (2), the new contract has the same terms as the long tenancy immediately before it ended.
- (4) A new occupation contract does not arise as described in sub-paragraph (1) if the landlord and the contract-holder have made a new occupation contract in relation

(91) Mae diwygiadau i baragraff 1 o Atodlen 10 nad ydynt yn berthnasol i’r Rheoliadau hyn.

to the same (or substantially the same) dwelling which has an occupation date falling immediately after the long tenancy ends.

(5) If, before or on the occupation date of a new occupation contract arising as described in sub-paragraph (1) or (4)—

- (a) the tenant enters into an obligation to do an act which will cause the new contract to end, or
- (b) the tenant gives any notice or other document that would, but for this paragraph, cause the new contract to end,

the obligation is unenforceable or (as the case may be) the notice or document is of no effect.

(6) The requirement in section 39(1) of the 2016 Act (provision by landlord of information about the landlord) does not apply in relation to a periodic standard contract arising under sub-paragraph (1).”;

(c) ym mharagraff 2(92)—

(i) ar ôl is-baragraff (2), mewnosoder—

“(2A) The following terms have the same meaning as in the Renting Homes (Wales) Act 2016—

- “appointed day” (see section 242 of that Act);
- “contract-holder” (see section 7 of that Act);
- “fundamental term” (see section 19 of that Act);
- “standard contract” (see section 8 of that Act);
- “written statement” (see section 31 of that Act).”;

(ii) yn is-baragraff (3), ar y dechrau, mewnosoder “In relation to England.”;

(iii) ar ôl is-baragraff (3), mewnosoder—

“(3A) In relation to Wales, “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the 2016 Act.”;

(iv) yn is-baragraff (6), ar ôl y diffiniad o “the 1988 Act”, mewnosoder ““the 2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1).”;

(d) ym mharagraff 4(93) (landlord yn terfynu’r denantiaeth)—

(i) yn is-baragraff (5)(a), ar ôl “dwelling-house”, mewnosoder “in England”;

(ii) ar ddiwedd is-baragraff (5)(a), hepgorer “or”;

(iii) ar ôl is-baragraff (5)(a), mewnosoder—

“(aa) it proposes a periodic standard occupation contract of the dwelling-house in Wales, the written statement of which is attached to the notice, where—

- (i) the rent for that contract is such that it would not be at a low rent, and
- (ii) section 173 (landlord’s notice) of the 2016 Act is not incorporated as a fundamental term of the contract; or”;

(92) Diwygiwyd paragraff 2 o Atodlen 10 gan reoliad 2 o Reoliadau Cyfeiriadau at Ardrethu (Tai) 1990 (O.S. 1990/434) a pharagraffau 33 a 34 o’r Atodlen iddynt.

(93) Diwygiwyd paragraff 4 o Atodlen 10 gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

- (iv) yn is-baragraff (6), ar ôl “assured tenancy”, mewnosoder “of the dwelling-house in England.”;
- (v) yn is-baragraff (7)(a), ar ôl “assured tenancy”, mewnosoder “or an occupation contract”;
- (e) ym mharagraff 6(94) (rhent interim)—
 - (i) yn is-baragraff (1), ar ôl “assured tenancy”, mewnosoder “or a periodic standard contract”;
 - (ii) yn is-baragraff (3)(b), ar ôl “assured tenancy”, mewnosoder “or a periodic standard occupation contract”;
 - (iii) ar ddiwedd is-baragraff (3)(b), hepgorer “and”;
 - (iv) ar ddechrau is-baragraff (3)(c), mewnosoder “in relation to a dwelling-house in England.”;
 - (v) yn lle’r atalnod llawn ar ddiwedd is-baragraff (3)(c), rhodder—
 - “; and
 - (d) in relation to a dwelling-house in Wales, which affords the tenant security of tenure equivalent to that afforded by Part 9 of the 2016 Act to periodic standard occupation contracts and in respect of which possession may not be recovered under section 173 (landlord’s notice) of the 2016 Act.”;
- (f) ym mharagraff 9 (y denantiaeth gyfnodol sicr)—
 - (i) yn y pennawd, ar y diwedd, mewnosoder “or periodic standard contract”;
 - (ii) yn is-baragraff (1), ar ôl “assured tenancy”, mewnosoder “or a periodic standard contract”;
 - (iii) yn is-baragraff (1), ar ôl “assured periodic tenancy”, mewnosoder “or a periodic standard contract”;
 - (iv) yn is-baragraff (2), ar ôl “assured periodic tenancy”, mewnosoder “or periodic standard contract”;
 - (v) yn is-baragraff (4), ar ôl “assured periodic tenancy” yn y ddau le, mewnosoder “or a periodic standard contract”;
- (g) ym mharagraff 10(95) (rhent cychwynnol o dan denantiaeth gyfnodol sicr a’i thelerau)—
 - (i) yn y pennawd, ar y diwedd, mewnosoder “or periodic standard contract”;
 - (ii) yn is-baragraff (1), ar ôl “assured tenancy”, mewnosoder “or periodic standard contract”;
 - (iii) yn is-baragraff (1)(a)(i), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
 - (iv) yn is-baragraff (1)(b), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
 - (v) yn is-baragraff (2)(b), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;

(94) Diwygiwyd paragraff 6 o Atodlen 10 gan erthygl 2(1) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraff 20 o Atodlen 1 iddo, ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

(95) Diwygiwyd paragraff 10 o Atodlen 10 gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

- (h) ym mharagraff 11(96)—
- (i) yn is-baragraff (1)(a), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
 - (ii) yn is-baragraff (3), ar ôl “dwelling-house”, mewnosoder “in England”;
 - (iii) yn is-baragraff (3), ar ôl “(not being an assured shorthold tenancy)”, mewnosoder “, or a periodic standard contract of the dwelling-house in Wales which does not incorporate section 173 (landlord’s notice) of the 2016 Act as a term of the contract”;
 - (iv) yn is-baragraff (3)(c), ar ôl “1988 Act”, mewnosoder “in relation to the dwelling-house in England or under section 173 (landlord’s notice) of the 2016 Act in relation to the dwelling-house in Wales”;
 - (v) yn is-baragraff (5), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
 - (vi) yn is-baragraff (5), ar ôl “assured tenancy”, mewnosoder “of the dwelling-house in England”;
 - (vii) yn is-baragraff (5), ar ôl “(not being an assured shorthold tenancy)”, mewnosoder “or a periodic standard contract of the dwelling-house in Wales”;
 - (viii) yn is-baragraff (5)(c), ar ôl “1988 Act”, mewnosoder “of the dwelling-house in England or under section 173 (landlord’s notice) of the 2016 Act of the dwelling-house in Wales”;
 - (ix) yn is-baragraff (8), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
 - (x) ar ôl is-baragraff (8), mewnosoder—
 - “(8A) Where the tribunal has determined the terms of the occupation (including a term relating to rent) of a dwelling-house in Wales, the tribunal may—
 - (i) attach a written statement of the occupation contract to its order, or
 - (ii) order the landlord to give the contract-holder the modified written statement of the contract.”;
 - (xi) yn is-baragraff (9), ar ôl “assured periodic tenancy”, mewnosoder “of a dwelling-house in England”;
 - (xii) ar ôl is-baragraff (9), mewnosoder—
 - “(10) Nothing in this Schedule affects the right of the landlord and the contract-holder under the occupation contract of the dwelling-house in Wales to vary by agreement any term of the occupation contract (including a term relating to rent) subject to section 122 of the 2016 Act.”;
- (i) ym mharagraff 12—
- (i) yn is-baragraff (2), yn lle “of the assured periodic tenancy (including a term relating to the rent)”, rhodder “(including a term relating to the rent) of the assured periodic tenancy of the dwelling-house in England or of the periodic standard contract of a dwelling-house in Wales subject to section 20 (incorporation and modification of fundamental provisions), section 24 (incorporation and modification of supplementary provisions) and section 28 (additional terms) of the 2016 Act.”;
 - (ii) ar ddiwedd is-baragraff (3), mewnosoder “or the periodic standard contract”;
- (j) ym mharagraff 15 (darpariaethau pan nad orchmynnwyd tenant i ildio meddiant)—

(96) Diwygiwyd paragraff 11 o Atodlen 10 gan erthygl 2(1) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraff 20 o Atodlen 1 iddo, ac erthygl 6(1) o Orchymyn Trosgrwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

- (i) yn is-baragraff (4) ar ôl “assured tenancy”, mewnosoder “or periodic standard contract”;
- (ii) yn is-baragraff (7) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”.

Deddf Ymsuddiant Glofaol 1991

19.—(1) Mae Deddf Ymsuddiant Glofaol 1991(**97**) wedi ei diwygio fel a ganlyn.

(2) Yn Atodlen 4 (taliadau colli cartref), ym mharagraff 1(**98**)—

(a) yn is-baragraff (4)—

(i) ar ddiwedd paragraff (e), yn lle’r atalnod llawn, rhodder hanner colon;

(ii) ar ôl paragraff (e), mewnosoder—

“(f) in the case of a dwelling-house in Wales, a right to occupy the dwelling-house under a licence which is a secure contract or under an introductory standard contract.”;

(b) ar ôl is-baragraff (6), mewnosoder—

“(7) In this paragraph the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“introductory standard contract” (see section 16 of that Act);

“secure contract” (see section 8 of that Act).”

Deddf Cyllid Llywodraeth Leol 1992

20.—(1) Mae adran 6(**99**) (personau sy’n atebol i dalu’r dreth gyngor) o Ddeddf Cyllid Llywodraeth Leol 1992(**100**) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (2), ar ôl paragraff (c), mewnosoder—

“(ca) in the case of a dwelling in Wales, the person is both such a resident and has a tenancy of the whole or any part of the dwelling which is a secure contract or an introductory standard contract.”.

(3) Yn is-adran (6), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

Deddf Cyfraniadau a Budd-daliadau Nawdd Cymdeithasol 1992

21.—(1) Mae adran 130C(**101**) (gorchmynion perthnasol ar gyfer adennill meddiant) o Ddeddf Cyfraniadau a Budd-daliadau Nawdd Cymdeithasol 1992(**102**) wedi ei diwygio fel a ganlyn.

(97) 1991 p. 45.

(98) Diwygiwyd paragraff 1(4)(d) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 7 o’r Atodlen iddo.

(99) Diwygiwyd adran 6 gan adran 13 o Ddeddf Cyllid Llywodraeth Leol 2012 (p. 17), adran 74(1) o Ddeddf Llywodraeth Leol 2003 (p. 26), erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 8 o’r Atodlen iddo, a rheoliad 2 o Reoliadau’r Dreth Gyngor (Atebolrwydd ar y Cyd ac Unigol Personau sy’n Ymadael â Gofal) (Cymru) 2022 (O.S. 2022/210 (Cy. 68)).

(100) 1992 p. 14.

(101) Mewnosodwyd adran 130C gan adran 31(1) o Ddeddf Diwygio Lles 2007 (p. 5) ac fe’i diddymwyd (at ddibenion penodol) gan adran 147 o Ddeddf Diwygio Lles 2012 (p. 5) a Rhan 1 o Atodlen 14 iddi.

(102) 1992 p. 4.

(2) Yn is-adran (1), ar ôl paragraff (c), mewnosoder—

- “(d) an order made under section 157 (breach of contract) of the Renting Homes (Wales) Act 2016 (anaw 1) in relation to a secure contract on the ground that the contract-holder has breached the contract under section 55 (anti-social behaviour and other prohibited conduct) of that Act.”

Deddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993

22.—(1) Mae Deddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993(103) wedi ei diwygio fel a ganlyn.

(2) Yn adran 2 (caffael buddiannau lesddaliadol)—

- (a) yn is-adran (5)(104), ar ôl “introductory tenancy”, mewnosoder “or a secure contract (or an introductory standard contract)”;
- (b) yn is-adran (6)(105), ym mharagraff (a), ar ôl “introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”;
- (c) yn is-adran (6), ym mharagraff (b), yn y ddau le ar ôl “introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”.

(3) Yn adran 38(1)(106) (dehongli Pennod 1), yn y lleoedd priodol, mewnosoder—

““introductory standard contract” has the same meaning given by section 16 of the Renting Homes (Wales) Act 2016 (anaw 1);”;

““secure contract” has the same meaning given by section 8 of the Renting Homes (Wales) Act 2016;”.

(4) Yn adran 69 (cynlluniau rheoli ystad)—

- (a) yn is-adran (3), ar ddiwedd paragraff (c), mewnosoder “provided that where obligations are imposed in relation to an occupation contract they are not incompatible with a fundamental provision of the Renting Homes (Wales) Act 2016 (anaw 1)”;
- (b) ar ôl is-adran (3), mewnosoder—

“(3A) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “fundamental provision” (see section 18 (see also section 19) of that Act);
- (b) “occupation contract” (see section 7 of that Act).”

(5) Yn Rhan 2 (adlesu gorfodol) o Atodlen 9—

- (a) ym mhennawd paragraff 2, ar ôl “secure tenancies”, mewnosoder “or secure contracts”;
- (b) ym mharagraff 2(1)(107), ar ôl “an introductory tenancy”, mewnosoder “or a secure contract (or an introductory standard contract)”;
- (c) ym mharagraff 2(1)(b), ar ôl “the introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”;

(103) 1993 p. 28.

(104) Diwygiwyd adran 2(5) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(a) o'r Atodlen iddo.

(105) Diwygiwyd adran 2(6) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(a) o'r Atodlen iddo.

(106) Diwygiwyd adran 38(1) gan adrannau 124 a 180 o Ddeddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002 (p. 15) a pharagraffau 2 a 27 o Atodlen 8 iddi ac Atodlen 15 iddi, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(b) o'r Atodlen iddo ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 99 a 105 o Ran 1 o Atodlen 1 iddo.

(107) Diwygiwyd paragraff 2(1) o Atodlen 9 gan adran 107(4) o Ddeddf Tai 1996 (p. 52) a pharagraff 20 o Atodlen 10 iddi, ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(d) o'r Atodlen iddo.

- (d) ym mharagraff 2(2)(**108**), ar ôl “the introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”;
- (e) ym mhennawd paragraff 3, ar ôl “secure tenancies”, mewnosoder “or secure contracts”;
- (f) ym mharagraff 3(1)(**109**) ar ôl “secure tenancy”, mewnosoder “or secure contract”;
- (g) ym mharagraff 4(3), ar ôl “introductory tenancy”, mewnosoder “or the secure contract (or introductory standard contract)”;
- (h) ar ôl paragraff 4, mewnosoder—

In this Part of this Schedule, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “introductory standard contract” (see section 16 of that Act);
- (b) “secure contract” (see section 8 of that Act).”

Deddf Landlord a Tenant (Cyfamodau) 1995

- 23.—(1) Mae Deddf Landlord a Tenant (Cyfamodau) 1995(**110**) wedi ei diwygio fel a ganlyn.
- (2) Ar ôl adran 1(7) (tenantiaethau y mae’r Ddeddf hon yn gymwys iddynt), mewnosoder—
 - “(8) This Act does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

Deddf Cyfraith Teulu 1996

- 24.—(1) Mae Deddf Cyfraith Teulu 1996(**111**) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 30(**112**) (hawliau sy’n ymwneud â chartref pan nad oes gan un briod neu bartner sifil unrhyw ystad etc.) yn is-adran (4)(b)—
 - (a) ar ôl “Chapter 1 of Part 5 of the Housing Act 1996”, rhodder “,” yn lle “and”;
 - (b) ar ôl “the Prevention of Social Housing Fraud Act 2013”, mewnosoder “and the Renting Homes (Wales) Act 2016 (anaw 1)”.
- (3) Yn Atodlen 7 (trosglwyddo tenantiaethau penodol ar ôl ysgaru etc. neu ar ôl i’r cwpwl sy’n cyd-fyw wahanu)—
 - (a) ym mharagraff 1(**113**) (dehongli), yn y diffiniad o “a relevant tenancy”—
 - (i) ar ddiwedd paragraff (d), hepgorer “or”;
 - (ii) ar ddiwedd paragraff (e), mewnosoder “or”;
 - (iii) ar ôl paragraff (e), mewnosoder—
 - “(f) an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7).”;

(108) Diwygiwyd paragraff 2(2) o Atodlen 9 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(d) o’r Atodlen iddo.

(109) Diwygiwyd paragraff 3(1) o Atodlen 9 gan adran 107(4) o Ddeddf Tai 1996 (p. 52) a pharagraff 20 o Atodlen 10 iddi.

(110) 1995 p. 30.

(111) 1996 p. 27.

(112) Diwygiwyd adran 30 gan adran 82 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 1 o Ran 1 o Atodlen 9 iddi, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 10 o Atodlen 1 iddo, ac adran 10 o Ddeddf Atal Twyll Tai Cymdeithasol 2013 (p. 3) a pharagraff 6 o Atodlen 1 iddi.

(113) Diwygiwyd paragraff 1 o Atodlen 7 gan adran 82 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 16 o Ran 1 o Atodlen 9 iddi, adran 17(6) o Ddeddf Troseddu a’r Llysoedd 2013 (p. 22) a pharagraffau 129 a 145 o Ran 1 o Atodlen 11 iddi, ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 10 o’r Atodlen iddo.

- (b) ym mharagraff 7(**114**) (tenantiaeth warchoddedig, ddiogel neu sicr neu feddiannaeth amaethyddol sicr)—
- (i) yn is-baragraff (1)—
- (aa) ar ôl “Part 1 of the Housing Act 1988”, yn lle “or”, rhodder “,”;
- (bb) ar ôl “Chapter 1 of Part V of the Housing Act 1996”, mewnosoder “or an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7)”;
- (ii) ar ôl is-baragraff (6), mewnosoder—
- “(7) If the spouse, civil partner or cohabitant so entitled is a priority successor within the meaning of section 75 of the Renting Homes (Wales) Act 2016 (anaw 1)—
- (a) the former spouse (or, in the case of judicial separation, the spouse),
- (b) the former civil partner (or, if a separation order is in force, the civil partner), or
- (c) the former cohabitant,
- of the priority successor is to be deemed also to be a successor within the meaning of that section.”

Deddf Tai 1996

- 25.**—(1) Mae Deddf Tai 1996(**115**) wedi ei diwygio fel a ganlyn.
- (2) Yn adran 42(**116**)(moratoriwm ar waredu tir, &c), yn lle is-adran (3), rhodder—
- “(3) Consent is not required under this section for a letting of land under an occupation contract.”
- (3) Yn Rhan 5, ym mhennawd Pennod 1, ar ôl “Tenancies”, mewnosoder “: England”.
- (4) Yn adran 124(**117**) (tenantiaethau rhagarweiniol)—
- (a) yn is-adran (1), ar ôl “regime”, mewnosoder “in England”;
- (b) hepgorer is-adran (2);
- (c) yn is-adran (2A)—
- (i) yn lle “subsections (1A)(b) and (2)(b)”, rhodder “subsection (1A)(b)”,
- (ii) ar ddiwedd paragraff (a), hepgorer “or”, a
- (iii) hepgorer paragraff (b);
- (d) yn is-adran (3), yn lle “Subsections (1A) and (2)”, rhodder “Subsection (1A)”.
- (5) Hepgorer adran 131(**118**) (personau cymwys i olynu tenant i denantiaeth ragarweiniol: Cymru).

(114) Diwygiwyd paragraff 7 o Atodlen 7 gan baragraff 16 o Atodlen 9 i Ddeddf Partneriaeth Sifil 2004 (p. 33) ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 10 o Atodlen 1 iddo.

(115) 1996 p. 52.

(116) Diwygiwyd adran 42 gan adran 61 o Ddeddf Tai ac Adfywio 2008 (p. 17) ac adran 17 o Ddeddf Rheoleiddio Landlordiaid Cymdeithasol Cofrestredig (Cymru) 2018 (dccc 4) a pharagraffau 2 ac 11 o Atodlen 2 iddi.

(117) Diwygiwyd adran 124 gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 81 a 96 o Atodlen 2 iddo ac fe'i diwygir ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 19 ac 20 o Atodlen 7 iddi.

(118) Diwygiwyd adran 131 gan erthygl 20 o Orchymyn Partneriaeth Sifil (Diwygiadau Canlyniadol Achosion Teuluol a Thai) 2005 (O.S. 2005/3336) ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 8 o Atodlen 8 iddi.

- (6) Yn adran 133(**119**) (olynu i denantiaeth ragarweiniol), hepgorer is-adran (2).
- (7) Yn Rhan 5, ym mhennawd Pennod 1A(**120**), ar ôl “Tenancies”, mewnosoder “: England”.
- (8) Yn adran 143A(**121**) (tenantiaethau isradd), yn is-adran (1), ar ôl “dwelling-house”, mewnosoder “in England”.
- (9) Hepgorer adran 143H(**122**) (olynu i denantiaeth isradd: Cymru).
- (10) Yn adran 143I(**123**) (dim olynydd-denant: terfynu), yn is-adran (1), hepgorer “or 143H(3)”.
- (11) Yn adran 143J(**124**) (olynydd-denantiaid)—
- (a) yn is-adran (1), yn lle “sections 143H and”, rhodder “section”;
 - (b) yn is-adran (7)(a), hepgorer “or 143H(4) or (5)”.
- (12) Yn adran 159(**125**) (dyrannu llety tai)—
- (a) yn is-adran (2), ar ddiwedd paragraff (b), hepgorer “or”;
 - (b) yn is-adran (2), ar ôl paragraff (c), mewnosoder—
 - “(d) select a person to be a tenant under a secure contract or an introductory standard contract of housing accommodation held by them, or
 - (e) nominate a person to be a tenant under a secure contract or an introductory standard contract of housing accommodation held by another person.”;
 - (c) yn is-adran (3)—
 - (i) ar ôl “secure tenant”, mewnosoder “, and the reference in subsection (2)(d) to selecting a person to be a tenant under a secure contract or an introductory standard contract.”;
 - (ii) ar ôl “secure tenancy”, mewnosoder “, a secure contract or an introductory standard contract”;
 - (d) yn is-adran (4), ar ôl “(2)(b)”, yn lle “and (c)”, rhodder “, (c) and (e)”;
 - (e) yn is-adran (5)—
 - (i) ar ôl “already a”, mewnosoder “tenant under a”;
 - (ii) ar ôl “secure”, mewnosoder “contract”;
 - (iii) yn lle “introductory tenant”, rhodder “an introductory standard contract”.
- (13) Yn adran 160(**126**) (achosion pan nad yw darpariaethau am ddyrannu yn gymwys), ar ôl is-adran (3), mewnosoder—

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- (**119**) Diwygiwyd adran 133 gan adrannau 81 a 261(4) o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 53 o Atodlen 8 iddi ac Atodlen 30 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 9 o Atodlen 8 iddi.
- (**120**) Mewnosodwyd Pennod 1A gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi.
- (**121**) Mewnosodwyd adran 143A gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi, ac fe'i diwygir ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 19 a 25 o Atodlen 7 iddi.
- (**122**) Mewnosodwyd adran 143H gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi ac fe'i diwygiwyd gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 55 o Atodlen 8 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 11 o Atodlen 8 iddi.
- (**123**) Mewnosodwyd adran 143I gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi, ac fe'i diwygiwyd gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 56 o Atodlen 8 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 12 o Atodlen 8 iddi.
- (**124**) Mewnosodwyd adran 143J gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi, ac fe'i diwygiwyd gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 57 o Atodlen 8 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 12 a 13 o Atodlen 8 iddi.
- (**125**) Diwygiwyd adran 159 gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 81 a 100 o Atodlen 2 iddo, adran 145 o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 13 o Ddeddf Digartrefedd 2002 (p. 7).
- (**126**) Diwygiwyd adran 160 gan adran 159 o Ddeddf Lleoliaeth 2011 (p. 20) ac adrannau 81 a 261(4) o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 60 o Atodlen 8 iddi, ac Atodlen 30 iddi.

“(3A) They do not apply where—

- (a) a person succeeds to a secure occupation contract under section 73 (succession on death), section 78 (more than one qualified successor), or section 80 (substitute succession on early termination) of the Renting Homes (Wales) Act 2016 ([anaw 1](#)),
- (b) a secure contract is transferred to a potential successor under section 114 of that Act (transfer to potential successor),
- (c) a secure contract is transferred to another secure contract-holder under section 118 of that Act (transfer to another secure contract-holder),
- (d) a secure contract or a standard introductory contract vests or is otherwise disposed of in pursuance of an order under—
 - (i) section 24 of the Matrimonial Causes Act 1973 ([c. 18](#)) (property adjustment orders in connection with divorce proceedings, etc.),
 - (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 ([c. 42](#)) (orders for financial provision and property adjustment),
 - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 ([c. 41](#)) (orders for financial relief against parents), or
 - (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7 to the Civil Partnership Act 2004 ([c. 33](#)) (property adjustment orders in connection with civil partnership proceedings or overseas dissolution of civil partnership, etc.), or
- (e) an introductory standard contract becomes—
 - (i) a secure contract under section 16 of the Renting Homes (Wales) Act 2016 ([anaw 1](#)) (introductory standard contracts), or
 - (ii) a prohibited conduct standard contract becomes a secure contract under section 117 of the Renting Homes (Wales) Act 2016 (conversion to secure contract).”

(14) Yn adran 160A(**127**) (dyrannu i bersonau cymwys yn unig: Cymru)—

(a) yn is-adran (6)—

- (i) hepgorer paragraffau (a) a (b), a’r “—” sy’n dod o’u blaen, a
- (ii) mewnosoder, ar ddiwedd y testun sy’n weddill, “a contract-holder in relation to housing accommodation allocated to that person by a local housing authority in Wales.”;

(b) yn is-adran (8)—

- (i) hepgorer paragraffau (a), (aa) a (b) a’r “—” sy’n dod o’u blaen, a
- (ii) mewnosoder, ar ddiwedd y testun sy’n weddill, “behaviour of the person concerned which would (if that person were a contract-holder of the authority) breach section 55 of the Renting Homes (Wales) Act 2016 ([anaw 1](#)) (anti-social behaviour and other prohibited conduct).”

(15) Yn adran 174(**128**) (mynegai o ymadroddion wedi eu diffinio: Rhan 6), yn y lleoedd priodol yn nhrefn yr wyddor yn y Tabl, mewnosoder—

(127) Mewnosodwyd adran 160A gan adran 14(2) o Ddeddf Digartrefedd 2002 ([p. 7](#)) ac fe’i diwygiwyd gan adran 146(2) o Ddeddf Lleoliaeth 2011 ([p. 20](#)), rheoliad 12 o Reoliadau Credyd Cynhwysol (Darpariaethau Canlyniadol, Atodol, Cysylltiedig ac Amrywiol) 2013 ([O.S. 2013/630](#)) ac erthygl 2 o Orchymyn Deddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismaona 2014 (Diwygiadau Canlyniadol) (Cymru) 2015 ([O.S. 2015/1321](#)) ([Cy. 119](#)).

(128) Diwygiwyd adran 174 gan adran 147 o Ddeddf Lleoliaeth 2011 ([p. 20](#)) ac adran 18(1) o Ddeddf Digartrefedd 2002 ([p. 7](#)) a pharagraffau 2 a 6 o Atodlen 1 iddi.

“contract-holder	section 230”
“introductory standard contract	section 230”
“prohibited conduct standard contract	section 230”
“secure contract	section 230”

(16) Yn adran 230 (mân ddiffiniadau: cyffredinol), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 (see also section 48) of that Act);”;

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”;

““standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

Deddf Grantiau Tai, Adeiladu ac Adfywio 1996

26.—(1) Mae Deddf Grantiau Tai, Adeiladu ac Adfywio 1996(**129**) wedi ei diwygio fel a ganlyn.

(2) Yn adran 19(**130**) (grantiau cyfleusterau i’r anabl: ceisiadau’r perchennog a’r tenant), yn is-adran (5), ar ôl paragraff (a), mewnosoder—

“(aa) a tenant or licensee under a secure contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act),

(ab) a tenant or licensee under an introductory standard contract within the meaning of the Renting Homes (Wales) Act 2016 (see section 16 of that Act).”.

(3) Yn adran 59(**131**) (mynegai o ymadroddion wedi eu diffinio: Pennod 1), yn y tabl, yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

“introductory standard contract	section 19”
“secure contract	section 19”

Deddf Cyfundaliad a Diwygio Cyfraith Lesddaliad 2002

27.—(1) Mae Deddf Cyfundaliad a Diwygio Cyfraith Lesddaliad 2002(**132**) wedi ei diwygio fel a ganlyn.

(129) 1996 p. 53.

(130) Diwygiwyd adran 19(5) gan erthyglau 11 a 15 o Orchymyn Diwygio Rheoleiddio (Cymorth Tai) (Cymru a Lloegr) 2002 (O.S. 2002/1860) a pharagraffau 1 a 4 o Atodlen 3 iddo ac Atodlen 6 iddo. Mae diwygiadau eraill i adran 19 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(131) Mae diwygiadau i adran 59 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(132) 2002 p. 15.

(2) Yn Atodlen 7(133) (hawl i reoli: darpariaethau statudol), ym mharagraff 3 (rhwymedigaethau atgyweirio)—

- (a) yn y pennawd, ar ôl “Repairing obligations”, mewnosoder “: England”;
- (b) ar ôl paragraff 3, mewnosoder—

“Repairing obligations: Wales

3A.—(1) The obligations imposed on a landlord by virtue of section 91 (landlord’s obligation: fitness for human habitation), section 92 (landlord’s obligation to keep dwelling in repair) and section 93 (obligations under sections 91 and 92: supplementary) of the Renting Homes Wales Act 2016 (anaw 1) (referred to in this paragraph as “the 2016 Act”) are, so far as relating to any occupation contract of any flat or other unit contained in the premises, instead obligations of the RTM company.

(2) The RTM company owes to any person who is in occupation of a flat or other unit contained in the premises otherwise than under an occupation contract the same obligations as would be imposed on it by virtue of sections 91, 92 and 93 of the 2016 Act if that person were a contract-holder under an occupation contract of the flat or other unit.

(3) But sub-paragraphs (1) and (2) do not apply to an obligation to the extent that it relates to a matter concerning only the flat or other unit concerned.

(4) The obligations imposed on the RTM company by virtue of sub-paragraph (1) in relation to any occupation contract are owed to the landlord (as well as to the contract-holder).

(5) Where appropriate, sections 95 to 97 of the 2016 Act have effect with such modifications as are necessary in consequence of sub-paragraphs (1) to (3).

(6) The references in section 98 of the 2016 Act to the landlord include the RTM company; and a person who is in occupation of a flat or other unit contained in the premises otherwise than under an occupation contract has, in relation to the flat or other unit, the same obligation as that imposed on a contract-holder by virtue of that section.

(7) In this paragraph, the following terms have the same meaning as in section 7 of the 2016 Act—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “occupation contract” (see section 7 of that Act).”

Deddf Tai 2004

28.—(1) Mae Deddf Tai 2004(134) wedi ei diwygio fel a ganlyn.

(2) Yn adran 33 (adennill meddiant o fangre er mwyn cydymffurfio â gorchymyn)—

- (a) ar ddiwedd paragraff (a), hepgorer “or”;
- (b) ar ddiwedd paragraff (b), mewnosoder “or”;
- (c) ar ôl paragraff (b), mewnosoder—

“(c) Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1).”.

(3) Yn adran 75(135) (canlyniadau eraill gweithredu tai amlfeddiannaeth didrwydded: cyfyngiad ar derfynu tenantiaethau), yn y pennawd, ar y diwedd, mewnosoder “(England)”.

(4) Ar ôl adran 75, mewnosoder—

(133) Mae diwygiadau i Atodlen 7 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(134) 2004 p. 34.

(135) Mae addasiadau i adran 75 nad ydynt yn berthnasol i'r Rheoliadau hyn.

“75A Other consequences of operating unlicensed HMOs: restriction on terminating tenancies (Wales)

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of a part of an unlicensed HMO as long as it remains such an HMO.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed HMO” has the same meaning as in section 73 of this Act.”

(5) Yn adran 98 (canlyniadau eraill gweithredu tai didrwydded: cyfyngiad ar derfynu tenantiaethau), yn y pennawd, ar y diwedd, mewnosoder “(England)”.

(6) Ar ôl adran 98, mewnosoder—

“98A Other consequences of operating unlicensed houses: restriction on terminating tenancies (Wales)

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of the whole or part of an unlicensed house as long as it remains such a house.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed house” has the same meaning as in section 96 of this Act.”

(7) Yn adran 212(136) (cynlluniau blaendal tenantiaeth)—

(a) yn lle “appropriate national authority”, ym mhob lle y mae’n digwydd, rhodder “Secretary of State”;

(b) yn is-adran (8), yn y diffiniad o “shorthold tenancy”, ar ôl “assured shorthold tenancy”, mewnosoder “of a dwelling-house in England”.

(8) Yn adran 213(**137**) (gofynion yn ymwneud â blaendaliadau tenantiaeth), yn is-adran (10), yn y diffiniad o “prescribed”, yn lle “appropriate national authority”, rhodder “Secretary of State”.

(9) Yn Atodlen 10 (darpariaethau yn ymwneud â chynlluniau blaendal tenantiaeth), yn lle “appropriate national authority”, ym mhob lle y mae’n digwydd, rhodder “Secretary of State”.

Deddf Tai ac Adfywio 2008

29.—(1) Mae Deddf Tai ac Adfywio 2008(**138**) wedi ei diwygio fel a ganlyn.

(2) Yn adran 149(**139**) (gwarediadau esempt), ar ôl is-adran (8), mewnosoder—

“(9) Exception 7 is a letting under an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)) in respect of a dwelling in Wales.”

(3) Yn adran 153 (cynigion: y weithdrefn)—

(a) yn is-adran (1)(**140**), ym mharagraff (b), ar ôl “(so far as is reasonably practicable)”, mewnosoder “or its contract-holders (so far as is reasonably practicable),”;

(b) yn is-adran (3), ym mharagraff (b), ar ôl “its tenants”, mewnosoder “or contract-holders”;

(c) yn is-adran (7), ym mharagraff (b), ar ôl “its tenants”, mewnosoder “or contract-holders”.

(4) Yn adran 275(**141**) (cyffredinol), mewnosoder yn y lleoedd priodol yn nhrefn yr wyddor—

““contract-holder” has the meaning given in section 7 (see also section 48) of the Renting Homes (Wales) Act 2016 (anaw 1),”;

““occupation contract” has the meaning given in section 7 of the Renting Homes (Wales) Act 2016.”.

(5) Yn adran 276(**142**) (mynegai o dermau wedi eu diffinio) yn y Tabl, mewnosoder yn y lleoedd priodol yn nhrefn yr wyddor—

“Contract-holder	Section 275”
“Occupation contract	Section 275”

Deddf Cydraddoldeb 2010

30.—(1) Mae adran 190 o Ddeddf Cydraddoldeb 2010(**143**) (gwelliannau i dai annedd sy’n cael eu gosod) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (1), ar ôl paragraff (a), mewnosoder—

“(aa) the tenancy is not a secure contract in relation to which the landlord is a local authority.”.

(3) Yn is-adran (9), yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

(137) Diwygiwyd adran 213 gan adran 184(1) a (2) o Ddeddf Lleoliaeth 2011 (p. 20).

(138) 2008 p. 17.

(139) Mae diwygiadau i adran 149 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(140) Diwygiwyd adran 153(1) gan adran 151(1) o Ddeddf Cymdeithasau Cydweithredol a Chymdeithasau Budd Cymunedol 2014 (p. 14) a pharagraffau 121 a 122 o Ran 2 o Atodlen 4 iddi, ac erthygl 2(c) o Orchymyn Deddf Gwasanaethau Ariannol 2012 (Cymdeithasau Cydfuddiannol) 2013 (O.S. 2013/496) a pharagraff 8 o Atodlen 11 iddo.

(141) Mae diwygiadau i adran 275 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(142) Mae diwygiadau i adran 276 nad ydynt yn berthnasol i’r Rheoliadau hyn.

(143) 2010 p. 15.

Deddf Adfeddiannau Morgeisi (Gwarchod Tenantiaid etc) 2010

31.—(1) Mae adran 1 o Ddeddf Adfeddiannau Morgeisi (Gwarchod Tenantiaid etc) 2010(144) (pŵer llys i ohirio rhoi meddiant) wedi ei diwygio fel a ganlyn.

(2) Ar ôl is-adran (8)(a)(i), mewnosoder—

“(ia) an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)), or”.

Deddf Ynni 2011

32.—(1) Mae adran 42 o Ddeddf Ynni 2011(145) (ystyr “domestic PR property” a “non-domestic PR property”: Cymru a Lloegr) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (1)—

(a) ar ddiwedd is-baragraff (a)(ii), hepgorer “or”;

(b) ar ôl is-baragraff (a)(ii), mewnosoder—

“(iia) under a tenancy which is a standard contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016 (anaw 1)) except where—

(i) the standard contract is a supported standard contract (within the meaning given by section 143 of the Renting Homes (Wales) Act 2016), or

(ii) the interest of the landlord belongs to His Majesty in right of the Crown or to a government department or is held in trust for Her Majesty for the purposes of a government department, or”.

(3) Yn is-adran (2)—

(a) ar ddiwedd paragraff (b), hepgorer “or”;

(b) ar ddiwedd paragraff (c), yn lle’r atalnod llawn rhodder “, or”;

(c) ar ôl paragraff (c), mewnosoder—

“(d) if the landlord is a community landlord (within the meaning of section 9 of the Renting Homes (Wales) Act 2016.”

Deddf Atal Twyll Tai Cymdeithasol 2013

33.—(1) Mae Deddf Atal Twyll Tai Cymdeithasol 2013(146) wedi ei diwygio fel a ganlyn.

(2) Yn adran 1 (isosod anghyfreithlon: tenantiaethau diogel), yn is-adran (1) ar ôl “dwelling-house”, yn y lle cyntaf y mae’n digwydd, mewnosoder “in England”.

(3) Yn adran 2 (isosod anghyfreithlon: tenantiaethau sicr)—

(a) yn y pennawd, ar ôl “assured tenancies”, mewnosoder “and secure contracts”;

(b) yn is-adran (1), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;

(c) yn is-adran (2), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;

(d) yn is-adran (3)—

(i) yn y geiriau o flaen paragraff (a), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;

(ii) ym mharagraff (a)—

(aa) yn lle “or”, rhodder “,”;

(144)2010 p. 19.

(145)2011 p. 16.

(146)2013 p. 3.

- (bb) ar ôl “registered social landlord”, mewnosoder “or in relation to Wales a community landlord”.
- (4) Yn adran 5 (gorchmynion elw anghyfreithlon: achos sifil)—
- (a) yn is-adran (1)—
- (i) ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (ii) ym mharagraff (b), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (b) yn is-adran (4)—
- (i) yn y geiriau o flaen paragraff (a), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (ii) ym mharagraff (a)—
- (aa) ar ôl “social housing”, yn lle “or”, rhodder “,”;
- (bb) ar ôl “registered social landlord”, mewnosoder “or in relation to Wales a community landlord”.
- (5) Yn adran 11 (dehongli)—
- (a) yn is-adran (1)—
- (i) ar ddiwedd paragraff (a), hepgorer “and”;
- (ii) ar ddiwedd paragraff (b), yn lle’r atalnod llawn, rhodder “, and”;
- (iii) ar ôl paragraff (b), mewnosoder—
- “(c) “secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).”;
- (b) ar ôl is-adran (3), mewnosoder—
- “(3A) In the application of this Act in relation to a secure contract, the following expressions have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
- (a) “community landlord” (see section 9 of that Act);
- (b) “secure contract” (see section 8 of that Act).”;
- (c) yn is-adran (4), ar ôl “assured tenancy”, mewnosoder “or secure contract”;
- (d) ar ôl is-adran (4), mewnosoder—
- “(4A) References in this Act to a member of the tenant’s family (in relation to a secure contract) are to be construed in accordance with section 250 of the Renting Homes (Wales) Act 2016.”;
- (e) yn is-adran (6), ar ôl “assured tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or a secure contract”;
- (f) yn is-adran (7), ar ôl “assured tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or a secure contract”.

Deddf Tai (Cymru) 2014

34.—(1) Mae Deddf Tai (Cymru) 2014(147) wedi ei diwygio fel a ganlyn.

(2) Yn adran 2 (ystyr y prif dermau), yn is-adran (1), yn y diffiniad o “tenantiaeth ddomestig”, yn lle paragraff (a), rhodder—

- “(a) tenantiaeth sy’n gcontract meddiannaeth, ac eithrio pan fo’r contract meddiannaeth—
- (i) yn gcontract safonol â chymorth, neu

- (ii) hefyd yn les hir at ddibenion Pennod 1 o Ran 1 o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) (“Deddf 1993”) neu, yn achos les rhanberchnogaeth (o fewn yr ystyr a roddir i “shared ownership lease” gan adran 7(7) o Ddeddf 1993), a fyddai’n les o’r fath pe bai cyfran y tenant (o fewn yr ystyr a roddir gan yr adran honno) yn 100 y cant;”.
- (3) Yn adran 5 (eithriadau i’r gofyniad i landlord fod yn gofrestredig)—
 - (a) rhifer y ddarpariaeth bresennol yn is-adran (1);
 - (b) yn is-adran (1), yn lle paragraff (d), rhodder—
 - “(d) i landlord sy’n dod o fewn y diffiniad o landlord cymunedol (pa un ai’r landlord yw’r landlord o dan contract meddiannaeth ai peidio);”.
- (4) Yn adran 8 (eithriadau i ofynion i landlord fod yn drwyddedig)—
 - (a) rhifer y ddarpariaeth bresennol yn is-adran (1);
 - (b) yn is-adran (1), yn lle paragraff (d), rhodder—
 - “(d) i landlord sy’n dod o fewn y diffiniad o landlord cymunedol (pa un ai’r landlord yw’r landlord o dan contract meddiannaeth ai peidio);”.
- (5) Yn adran 30 (gorchymynion atal rhent), yn is-adran (3), ar ôl paragraff (c), mewnosoder—
 - “(ca) mae swm unrhyw ddigollediad sy’n daladwy o dan adran 87 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (digolledu oherwydd methiannau yn ymwneud â darparu datganiadau ysgrifenedig etc.) i’w gyfrifo fel pe na bai’r gorchymyn atal rhent wedi ei wneud;”.
- (6) O flaen adran 43, ar ôl y pennawd “Atodol”, mewnosoder—

“42A Cymhwyso i’r Goron: Rhan 1

Nid yw Rhan 1 o’r Ddeddf hon yn rhwymo’r Goron.”

- (7) Yn adran 44 (cyfyngiad ar derfynu tenantiaethau)—
 - (a) yn is-adran (1)—
 - (i) yn lle “hysbysiad adran 21”, rhodder “hysbysiad o fewn is-adran (1A)”;
 - (ii) yn lle “a honno’n denantiaeth fyrddaliol sicr”, rhodder “sy’n contract meddiannaeth safonol”;
 - (b) ar ôl is-adran (1), mewnosoder—
 - “(1A) Mae hysbysiad o fewn yr is-adran hon os yw’n hysbysiad—
 - (a) a roddir o dan adran 173(1) o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (hysbysiad y landlord);
 - (b) a roddir o dan adran 186(1) o’r Ddeddf honno (hysbysiad y landlord mewn cysylltiad â diwedd cyfnod penodol);
 - (c) fel y’i disgrifir yn adran 194(1) o’r Ddeddf honno (cymal terfynu’r landlord);
 - (d) a roddir o dan baragraff 25B o Atodlen 12 i’r Ddeddf honno (hysbysiad y landlord i derfynu contract safonol cyfnod penodol wedi ei drosi).”;
 - (c) yn is-adran (2), yn lle “Ond nid yw”, rhodder “Nid yw”;
 - (d) hepgorer is-adran (3).
 - (8) Yn adran 49(1) (dehongli’r Rhan hon a mynegai o dermau wedi eu diffinio), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

“mae i “contract meddiannaeth” (“*occupation contract*”) yr ystyr a roddir gan adran 7 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1);”;

“mae i “contract meddiannaeth safonol” (“*standard occupation contract*”) yr ystyr a roddir gan adran 8 o Ddeddf Rhentu Cartrefi (Cymru) 2016;”;

“mae i “landlord cymunedol” (“*community landlord*”) yr ystyr a roddir gan adran 9 o Ddeddf Rhentu Cartrefi (Cymru) 2016;”.

(9) Yn adran 76 (amgylchiadau pan fo’r ddyletswydd yn adran 75 yn dod i ben)—

(a) yn is-adran (2)—

(i) ar ddiwedd paragraff (a), hepgorer “neu”;

(ii) ar ôl paragraff (a), mewnosoder—

“(aa) cynnig o lety addas yng Nghymru o dan denantiaeth sy’n contract meddiannaeth, neu”;

(iii) ym mharagraff (b), ar ôl “addas”, mewnosoder “(yn Lloegr)”;

(b) yn is-adran (4)—

(i) yn lle paragraff (a), rhodder—

“(a) os yw’n gynnig o—

(i) tenantiaeth sy’n contract meddiannaeth a wneir gan landlord preifat i’r ceisydd mewn perthynas â llety yng Nghymru sydd ar gael i’r ceisydd ei feddiannu, neu

(ii) tenantiaeth fyrddaliol sicr a wneir gan landlord preifat i’r ceisydd mewn perthynas ag unrhyw lety yn Lloegr sydd ar gael i’r ceisydd ei feddiannu;”;

(ii) ar ddechrau paragraff (c), mewnosoder “mewn perthynas â llety yn Lloegr”;

(c) yn lle is-adran (9), rhodder—

“(9) Yn yr adran hon—

mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (gweler adran 7 o’r Ddeddf honno);

mae i “tenantiaeth cyfnod penodedig” (“*fixed term tenancy*”) mewn perthynas â llety yn Lloegr yr ystyr a roddir i “fixed term tenancy” yn Rhan 1 o Ddeddf Tai 1988 (p. 50).”

(10) Yn adran 92 (llety interim: trefniadau â landlord preifat)—

(a) yn y pennawd, ar ôl “interim”, mewnosoder “yn Lloegr”;

(b) yn is-adran (1), ar ôl “ddarparu llety”, mewnosoder “yn Lloegr”.

(11) Ar ôl adran 92, mewnosoder—

“92A Llety yng Nghymru

(1) Ar gyfer darpariaeth sy’n gymwys pan wneir tenantiaeth neu drwydded mewn cysylltiad â llety yng Nghymru gydag unigolyn gan awdurdod tai lleol oherwydd swyddogaethau’r awdurdod o dan Ran 2 o’r Ddeddf hon (digartrefedd), gweler paragraff 11 o Ran 4 o Atodlen 2 i Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (tenantiaethau a thrwyddedau y mae rheolau arbennig yn gymwys iddynt: digartrefedd).

(2) Ar gyfer darpariaeth sy’n gymwys pan fo awdurdod tai lleol, yn unol ag unrhyw un neu ragor o’i swyddogaethau darparu tai i’r digartref, yn gwneud trefniadau â landlord perthnasol ar

gyfer darparu llety, gweler paragraff 12 o Ran 4 o Atodlen 2 i Ddeddf Rhentu Cartrefi (Cymru) 2016 (tenantiaethau a thrwyddedau y mae rheolau arbennig yn gymwys iddynt: digartrefedd).”

- (12) Yn adran 99(148) (dehongli'r Bennod hon a mynegai o ymadroddion wedi eu diffinio)—
- (a) yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

“mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (gweler adran 7 o'r Ddeddf honno);”;
 - (b) yn y diffiniad o “landlord preifat”, yn lle “nad yw o fewn adran 80(1) o Ddeddf Tai 1985 (yr amod landlord ar gyfer tenantiaethau diogel)”, rhodder
“—
 - (a) annedd yng Nghymru, sydd o fewn adran 10 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (landlordiaid preifat);
 - (b) annedd yn Lloegr, nad yw o fewn adran 80(1) o Ddeddf Tai 1985 (p. 68) (yr amod landlord ar gyfer tenantiaethau diogel);”.

Deddf Hawliau Defnyddwyr 2015

35.—(1) Mae Deddf Hawliau Defnyddwyr 2015(149) wedi ei diwygio fel a ganlyn.

(2) Yn adran 83(150) (dyletswydd asiantau gosod eiddo i roi cyhoeddusrwydd i ffioedd etc), yn is-adran (4)(b)—

- (a) ar ôl “tenants”, mewnosoder “or contract-holders”;
 - (b) ar ôl “tenant”, mewnosoder “or contract-holder”;
 - (c) ar ôl “tenancy”, mewnosoder “or occupation contract”.
- (3) Yn adran 86 (gwaith asiantaeth gosod eiddo a gwaith rheoli eiddo)—
- (a) yn is-adran (1)(a)—
 - (i) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”;
 - (ii) ar ôl “such a tenancy”, mewnosoder “or occupation contract”;
 - (b) yn is-adran (1)(b)—
 - (i) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”;
 - (ii) ar ôl “such a tenancy”, mewnosoder “or occupation contract”;
 - (c) yn is-adran (4)(b) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”.
- (4) Yn adran 88 (darpariaethau atodol)—
- (a) yn is-adran (1)—
 - (i) yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act) and includes a person who proposes to be a contract-holder under an occupation contract because the occupation contract has come to an end;”;

““occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act) except where—

 - (a) the landlord is—

(148) Diwygiwyd adran 99 gan baragraff 308(1) o Ran 2 o Atodlen 24 i Ddeddf Dedfrydu 2020 (p. 17).

(149) 2015 p. 15.

(150) Diwygiwyd adran 83(4) gan adran 18 o Ddeddf Ffioedd Tenantiaid 2019 (p. 4). Mae diwygiadau eraill i adran 83 nad ydynt yn berthnasol i'r Rheoliadau hyn.

- (i) a private registered provider of social housing,
 - (ii) a registered social landlord, or
 - (iii) a fully mutual housing association, or
- (b) the tenancy is a long lease;”;
- (ii) yn y diffiniad o “landlord”, ar ôl “tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or an occupation contract”;
- (iii) yn y diffiniad o “long lease”, yn lle paragraffau (a) a (b), rhodder—
- “(a) in relation to England—
 - (i) is a long lease for the purposes of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28), or
 - (ii) in the case of a shared ownership lease (within the meaning given by section 7(7) of that Act), would be a lease within subparagraph (a)(i) of this definition if the tenant’s total share (within the meaning given by that section) were 100%;
 - (b) in relation to Wales, falls within the definition of “long tenancy” given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1).”;
- (b) yn is-adran (3), ar ôl “tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or occupation contract”.

Am 10.33 a.m. ar 9 Tachwedd 2022

Julie James
Y Gweinidog Newid Hinsawdd, un o
Weinidogion Cymru

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Gwneir y Rheoliadau hyn o dan adran 255 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) ("Deddf 2016").

Mae Deddf 2016 yn darparu y bydd y rhan fwyaf o denantiaethau a thrwyddedau ar gyfer anheddau y mae unigolion yn eu meddiannu fel cartrefi yng Nghymru yn gontractau meddiannaeth. Gall dau fath o gontract meddiannaeth fodoli o dan Ddeddf 2016: contractau diogel (sy'n gontractau cyfnodol) neu gontractau safonol (sydd naill ai'n gontractau cyfnod penodol neu'n gontractau cyfnodol) (gweler adrannau 8 i 17 o Ddeddf 2016). Ni fydd pob tenantiaeth a thrwydded ar gyfer annedd yn gontract meddiannaeth (gweler Atodlen 2 i Ddeddf 2016). Mae Deddf 2016 hefyd yn gwneud darpariaeth ynghylch telerau contractau meddiannaeth.

Mae'r Rheoliadau hyn yn gwneud diwygiadau canlyniadol i ddeddfwriaeth sylfaenol i adlewyrchu'r darpariaethau newydd yn Neddf 2016.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r offeryn hwn.