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Landlord and Tenant Law

Second edition

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Preface

This book is written primarily as a student text and is designed in particular to be a self-teaching aid. To this end, there are summaries, exercises and workshops at the end of each chapter. The aim of the book is to give the student a sound basic knowledge of the law of landlord and tenant, a subject which is included in many professional courses.

The first part of the book deals with the nature of a lease in the context of land law and the basic obligations of the parties to it. It examines the position on the disposition of a lease, the validity of a lease against third parties and how a contractual lease is terminated. It also includes a chapter on the conveyancing aspects of a lease in unregistered and registered title and a short form of model lease.

The second part examines the impact of statute on leases. Residential, business and agricultural leases are all subject to detailed and complex legislation affecting one or more of security of tenure, terms and rent and control.

The second edition now includes recent cases of substantial import in various areas of the basic law, notably on repairs, rent review, liability on covenants and the House of Lords decision on relief against forfeiture under s.146 LPA. It has presented the opportunity too to explore the ramifications of recent legislation such as the Housing Act 1988, not to mention the implications of new legislation, notably the Leasehold Reform Housing and Urban Development Act 1993.

Finally, the need for a new edition just four years after the first is illustrative of the speed, significance and impact of changes in case law as well as procedure in this area of the law.

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