



# Landlord and Tenant Act 1927

1927 CHAPTER 36 17 and 18 Geo 5

## PART III

### GENERAL

#### [<sup>F1</sup>21 The tribunal.

The tribunal for the purposes of Part I of this Act shall be the court exercising jurisdiction in accordance with the provisions of section sixty-three of the <sup>M1</sup>Landlord and Tenant Act, 1954.]

#### Textual Amendments

**F1** S. 21 substituted by [Landlord and Tenant Act 1954 \(c. 56\), s. 63\(10\)](#)

#### Marginal Citations

**M1** [1954 c. 56.](#)

22 ..... <sup>F2</sup>

#### Textual Amendments

**F2** S. 22 repealed by [Landlord and Tenant Act 1954 \(c. 56\), Sch. 7 Pt. II](#)

#### 23 Service of notices.

- (1) Any notice, request, demand or other instrument under this Act shall be in writing and may be served on the person on whom it is to be served either personally, or by leaving it for him at his last known place of abode in England or Wales, or by sending it through the post in a registered letter addressed to him there, or, in the case of a local or public authority or a statutory or a public utility company, to the secretary or other

---

*Changes to legislation: There are currently no known outstanding effects for the Landlord and Tenant Act 1927, Part III. (See end of Document for details)*

---

proper officer at the principal office of such authority or company, and in the case of a notice to a landlord, the person on whom it is to be served shall include any agent of the landlord duly authorised in that behalf.

- (2) Unless or until a tenant of a holding shall have received notice that the person theretofore entitled to the rents and profits of the holding (hereinafter referred to as “the original landlord”) has ceased to be so entitled, and also notice of the name and address of the person who has become entitled to such rents and profits, any claim, notice, request, demand, or other instrument which the tenant shall serve upon or deliver to the original landlord shall be deemed to have been served upon or delivered to the landlord of such holding.

**Modifications etc. (not altering text)**

- C1** S. 23 applied by Landlord and Tenant Act 1954 (c. 56), s. 66(4)  
**C2** S. 23 applied (1.1.1996) by 1995 c. 30, s. 27(5) (with ss. 2(2), 26(1)); S.I. 1995/2963, art. 2  
**C3** S. 23(1) amended by Recorded Delivery Service Act 1962 (c. 27), s. 1, Sch.  
**C4** S. 23(2) applied by Landlord and Tenant Act 1954 (c. 56), s. 51(4)

**24 Application to Crown, Duchy, ecclesiastical and charity lands.**

- (1) This Act shall apply to land belonging to His Majesty in right of the Crown or the Duchy of Lancaster and to land belonging to the Duchy of Cornwall, and to land belonging to any Government department, and for that purpose the provisions of the <sup>M2</sup>Agricultural Holdings Act, 1923, relating to Crown and Duchy lands, as set out and adapted in Part I of the Second Schedule to this Act, shall have effect.
- (2) The provisions of the Agricultural Holdings Act, 1923, with respect to the application of that Act to ecclesiastical and charity lands, as set out and adapted in Part II of the Second Schedule to this Act, shall apply for the purposes of this Act.
- (3) . . . <sup>F3</sup>
- (4) Where any land is vested in the [<sup>F4</sup>official custodian for charities] in trust for any charity, the trustees of the charity and not the [<sup>F4</sup>custodian] shall be deemed to be the landlord for the purposes of this Act.

**Textual Amendments**

- F3** S. 24(3) repealed by Endowments and Glebe Measure 1976 (No. 4, SIF 21:8), s. 47(4), Sch. 8  
**F4** Words substituted by Charities Act 1960 (c. 58), Sch. 6

**Marginal Citations**

- M2** 1923 c. 9.

**25 Interpretation.**

- (1) For the purposes of this Act, unless the context otherwise requires—  
The expression “tenant” means any person entitled in possession to the holding under any contract of tenancy, whether the interest of such tenant was acquired by original contract, assignment, operation of law or otherwise;

---

*Changes to legislation: There are currently no known outstanding effects for the Landlord and Tenant Act 1927, Part III. (See end of Document for details)*

---

The expression “landlord” means any person who under a lease is, as between himself and the tenant or other lessee, for the time being entitled to the rents and profits of the demised premises payable under the lease;

The expression “predecessor in title” in relation to a tenant or landlord means any person through whom the tenant or landlord has derived title, whether by assignment, by will, by intestacy, or by operation of law;

The expression “lease” means a lease, under-lease or other tenancy, assignment operating as a lease or under-lease, or an agreement for such lease, under-lease tenancy, or assignment;

The expression “mining lease” means a lease for any mining purpose or purposes connected therewith, and “mining purposes” include the sinking and searching for, winning, working, getting, making merchantable, smelting or otherwise converting or working for the purposes of any manufacture, carrying away, and disposing of mines and minerals, in or under land, and the erection of buildings, and the execution of engineering and other works suitable for those purposes;

The expression “term of years absolute” has the same meaning as in the <sup>M3</sup>Law of Property Act, 1925;

The expression “statutory company” means any company constituted by or under an Act of Parliament to construct, work or carry on any . . . <sup>F5</sup> . . . <sup>F6</sup> . . . <sup>F7</sup>, tramway, hydraulic power, dock, canal or railway undertaking; and the expression “public utility company” means any company within the meaning of the <sup>M4</sup>Companies (Consolidation) Act, 1908, or a society registered under the Industrial and Provident societies Acts, 1893 to 1913, carrying on any such undertaking;

The expression “prescribed” means [<sup>F8</sup>prescribed by rules of court or by a practice direction].

- (2) The designation of landlord and tenant shall continue to apply to the parties until the conclusion of any proceedings taken under or in pursuance of this Act in respect of compensation.

#### Textual Amendments

- F5** Words repealed by [Gas Act 1986](#) (c. 44, SIF 44:2), s. 67(3)(4), Sch. 8 para. 17, **Sch. 9 Pt. I**
- F6** Words repealed by [Water Act 1989](#) (c. 15, SIF 130), s. 190(3), **Sch. 27**, Pt. I (with ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 189(4)–(10), 190, 193(1), Sch. 26 paras. 3(1)(2), 17, 40(4), 41(1), 57(6), 58)
- F7** Words repealed by [Electricity Act 1989](#) (c. 29, SIF 44:1), s. 112(3)(4), Sch. 17 para. 35(1), **Sch. 18**
- F8** Words in s. 25(1) substituted (15.10.2001) by S.I. 2001/2717, **art. 3**

#### Marginal Citations

- M3** 1925 c. 20.
- M4** 1908 c. 69.

## 26 †Short title, commencement and extent.

- (1) This Act may be cited as the Landlord and Tenant Act, 1927.
- (2) . . . <sup>F9</sup>
- (3) This Act shall extend to England and Wales only.

---

**Changes to legislation:** There are currently no known outstanding effects for the Landlord and Tenant Act 1927, Part III. (See end of Document for details)

---

---

#### **Textual Amendments**

**F9** S. 26(2) repealed by Statute Law Revision Act 1950 (c. 6)

**Changes to legislation:**

There are currently no known outstanding effects for the Landlord and Tenant Act 1927, Part III.