

## SCHEDULES

### SCHEDULE 3

#### VALIDITY OF TENANTS’ NOTICES, EFFECT ON LANDLORD AND TENANT ACT 1954 ETC. AND PROCEDURE GENERALLY

##### PART I

*Restrictions on claims by tenant, and effect of claims on other notices, forfeitures, etc.*

- 3 (1) Where a tenant makes a claim to acquire the freehold or an extended lease of any property, then during the currency of the claim and for three months thereafter the tenancy in that property shall not terminate either by effluxion of time or in pursuance of a notice to quit given by the landlord or by the termination of a superior tenancy; but if the claim is not effective, and but for this sub-paragraph the tenancy would have so terminated before the end of those three months, the tenancy shall so terminate at the end of the three months.
- (2) Sub-paragraph (1) above shall not be taken to prevent an earlier termination of the tenancy in any manner not there mentioned, nor affect the power under section 146(4) of the <sup>M1</sup>Law of Property Act 1925 to grant a tenant relief against the termination of a superior tenancy, or any right of the tenant to relief under section 16(2) of the Landlord and Tenant Act 1954 or under paragraph 9 of Schedule 5 to that Act.
- [<sup>F1</sup>(3) The reference in sub-paragraph (2) above to section 16(2) of, and paragraph 9 of Schedule 5 to, the Landlord and Tenant Act <sup>M2</sup>1954 includes a reference to those provisions as they apply in relation to Schedule 10 to the Local Government and Housing Act <sup>M3</sup>1989.]

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#### Textual Amendments

- F1** Sch. 3 para. 3(3) inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 75:1\)](#), s. 194(1), [Sch. 11 para. 13\(3\)](#)
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#### Marginal Citations

- M1** 1925 c. 20.  
**M2** 1954 c.56 (75:1).  
**M3** 1989 c.42 (75:1).

**Changes to legislation:**

There are currently no known outstanding effects for the Leasehold Reform Act 1967, Paragraph 3.