



# Rent Act 1977

## 1977 CHAPTER 42

### PART I

#### PRELIMINARY

#### 17 Controlled tenancies.

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##### Textual Amendments

**F1** Ss. 15(6), 17, 18(3)(4), 24(1)(2), 27–43, 50, 53, 67(6), 70(5), 76, 79(4), 86(5), 91, 92(6)(7), 108–113, 115, 117, 130, 133–135, 141(2), 155(1), Sch. 1 para. 8, Schs. 3, 4, 6, Sch. 7 para. 4, Sch. 10 para. 10, Sch. 11 paras. 13, 14 and 15–25, Sch. 13, Sch. 14 para. 6, Sch. 17 paras. 10, 11, Sch. 19, Sch. 20 paras. 1(6)(7), 4, Schs. 21, 22, Sch. 23 paras. 1, 4(g)–(i), 37, 38 repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

#### 18 Regulated tenancies.

- (1) Subject to sections 24(3) and 143 of this Act, a “regulated tenancy” is, for the purposes of this Act, a protected or statutory tenancy . . . <sup>F2</sup>
- (2) Where a regulated tenancy is followed by a statutory tenancy of the same dwelling-house, the two shall be treated for the purposes of this Act as together constituting one regulated tenancy.
- (3) ..... <sup>F3</sup>

##### Textual Amendments

**F2** Words repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

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*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Cross Heading: . (See end of Document for details)*

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**F3** Ss. 15(6), 17, 18(3)(4), 24(1)(2), 27–43, 50, 53, 67(6), 70(5), 76, 79(4), 86(5), 91, 92(6)(7), 108–113, 115, 117, 130, 133–135, 141(2), 155(1), Sch. 1 para. 8, Schs. 3, 4, 6, Sch. 7 para. 4, Sch. 10 para. 10, Sch. 11 paras. 13, 14 and 15–25, Sch. 13, Sch. 14 para. 6, Sch. 17 paras. 10, 11, Sch. 19, Sch. 20 paras. 1(6)(7), 4, Schs. 21, 22, Sch. 23 paras. 1, 4(g)–(i), 37, 38 repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

**[<sup>F4</sup>18A Modification of Act for controlled tenancies converted into regulated tenancies.**

Schedule 17 to this Act applies for the purpose of modifying the provisions of this Act in relation to a tenancy Which, by virtue of any of the following enactments, was converted from a controlled tenancy into a regulated tenancy, that is to say—

- (a) section 18(3) of this Act;
- (b) paragraph 5 of Schedule 2 to the <sup>M1</sup> Rent Act 1968 (which was superseded by section 18(3));
- (c) Part VIII of this Act;
- (d) Part 111 of the Housing Finance Act 1972 (which was superseded by Part VIII);
- (e) Part IV of the Act of 1972 (conversion by reference to rateable values);
- (f) section 64 of the Housing Act 1980 (conversion of remaining controlled tenancies into regulated tenancies).]

**Textual Amendments**

**F4** S. 18A inserted by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 25 Pt. I para. 35](#)

**Marginal Citations**

**M1** 1968 c. 23.

**Changes to legislation:**

There are currently no known outstanding effects for the Rent Act 1977, Cross Heading: .