Landlord and Tenant Act 1954

CHAPTER 56

LANDLORD AND TENANT ACT 1954

PART I
SECURITY OF TENURE FOR RESIDENTIAL TENANTS

Security of tenure for tenants under ground leases, etc.

1 Protection of residential tenants on termination of long tenancies at low rents.
2 Tenancies to which s. 1 applies.

Continuation and termination of tenancies to which s. 1 applies

3 Continuation of tenancies to which s. 1 applies.
4 Termination of tenancy by the landlord.
5 Termination of tenancy by the tenant.

Statutory tenancies arising under Part I

6 Application of Rent Acts where tenant retains possession.
7 Settlement of terms of statutory tenancy.
8 Provisions as to repairs during period of statutory tenancy.
9 Principles to be observed in determining terms of statutory tenancy as to repairs and rent.
10 Provisions as to liabilities under tenant’s covenants in former lease.
11 ........................

Provisions as to possession on termination of long tenancy

12 Grounds for resumption of possession by landlord.
13 Landlord’s application for possession.
14 Provisions where tenant not ordered to give up possession.
14A Compensation for possession obtained by misrepresentation
15 Provisions as to possession on termination of long tenancy

General and supplementary provisions
16 Relief for tenant where landlord proceeding to enforce covenants.
17 Prohibition of agreements excluding Part I.
18 Duty of tenants of residential property to give information to landlords or superior landlords.
19 Application of Part I to tenancies granted in continuation of long tenancies.
20 Assumptions on which court to determine future questions.
21 Meaning of “the landlord” in Part I and provisions as to mesne landlords, etc.
22 Interpretation of Part I.

PART II
SECURITY OF TENURE FOR BUSINESS, PROFESSIONAL AND OTHER TENANTS

Tenancies to which Part II applies
23 Tenancies to which Part II applies.

Continuation and renewal of tenancies
24 Continuation of tenancies to which Part II applies and grant of new tenancies.
24A Applications for determination of interim rent while tenancy continues
24B Date from which interim rent is payable
24C Amount of interim rent where new tenancy of whole premises granted and landlord not opposed
24D Amount of interim rent in any other case
25 Termination of tenancy by the landlord.
26 Tenant’s request for a new tenancy.
27 Termination by tenant of tenancy for fixed term.
28 Renewal of tenancies by agreement.

Application to court for new tenancies
29 Order by court for grant of new tenancy or termination of current tenancy
29A Time limits for applications to court
29B Agreements extending time limits
30 Opposition by landlord to application for new tenancy.
31 Dismissal of application for new tenancy where landlord successfully opposes.
31A Grant of new tenancy in some cases where s. 30(1)(f) applies.
32 Property to be comprised in new tenancy.
33 Duration of new tenancy.
34 Rent under new tenancy.
35 Other terms of new tenancy.
36 Carrying out of order for new tenancy.
37 Compensation where order for new tenancy precluded on certain grounds.
37A Compensation for possession obtained by misrepresentation
38 Restriction on agreements excluding provisions of Part II.
38A Agreements to exclude provisions of Part 2

General and supplementary provisions

39 Saving for compulsory acquisitions.
40 Duty of tenants and landlords of business premises to give information to each other.
40A Duties in transfer cases
40B Proceedings for breach of duties to give information
41 Trusts.
41A Partnerships.
42 Groups of companies.
43 Tenancies excluded from Part II.
43ZA Further exclusion of home business tenancies from Part 2
43A Jurisdiction of county court to make declaration.
44 Meaning of the landlord in Part II, and provisions as to mesne landlords, etc.
45 General and supplementary provisions
46 Interpretation of Part II.

PART III

COMPENSATION FOR IMPROVEMENTS

47 Time for making claims for compensation for improvements.
48 Amendments as to limitations on tenant’s right to compensation.
49 Restrictions on contracting out.
50 Interpretation of Part III.

PART IV

MISCELLANEOUS AND SUPPLEMENTARY

51 Extension of Leasehold Property (Repairs) Act 1938.
52 Amendment of Law of Property Act 1925, s. 84.
53 Jurisdiction of county court where lessor refuses licence or consent.
54 Determination of tenancies of derelict land.
55 Compensation for possession obtained by misrepresentation.
56 Application to Crown.
57 Modification on grounds of public interest of rights under Part II.
58 Termination on special grounds of tenancies to which Part II applies.
59 Compensation for exercise of powers under ss. 57 and 58.
60 †Special provisions as to premises provided under Distribution of Industry Acts 1945 and 1950, etc.
60A Welsh Development Agency premises.
60B Development Board for Rural Wales premises.
61 ..........................................
62 (1) .............
63 Jurisdiction of court for purposes of Parts I and II and of Part I of Landlord and Tenant Act 1927.
64 Interim continuation of tenancies pending determination by court.
65 Provisions as to reversion.
66 Provisions as to notices.
Landlord and Tenant Act 1954 (c. 56)

Changes to legislation: Landlord and Tenant Act 1954 is up to date with all changes known to be in force on or before 01 August 2019. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

67 Provisions as to mortgagees in possession.
68 †Repeal of enactments and transitional provisions.
69 Interpretation.
70 Short title and citation, commencement and extent.

SCHEDULES

FIRST SCHEDULE — Supplementary Provisions as to Payments for Accrued Tenant’s Repairs

Part I — PROVISIONS AS TO MAKING OF PAYMENT IN LUMP SUM
1 Subject to the provisions of this Part of this Schedule,...
2 Where it is determined by the court that a payment...
3 A payment for accrued tenant’s repairs which is payable otherwise...
4 (1) Where it has been agreed or determined that a...
5 In relation to a case where the court exercises the...

Part II — PROVISIONS AS TO MAKING OF PAYMENT BY INSTALMENTS
6 Subject to the provisions of this Part of this Schedule,...
7 Any such instalment becoming payable at a time falling before...
8 (1) Where the landlord is not the immediate landlord of...
9 Any instalment becoming payable at a time when the landlord...
10 If the period of the statutory tenancy comes to an...
11 In the application of the last foregoing paragraph to a...
12 Where, during the period of the statutory tenancy and before...

Part III — VARIATION OF AGREEMENT OR DETERMINATION AS TO TIME FOR MAKING PAYMENT
13 The tenant may apply to the court for the variation,...
14 The grounds on which an agreement or determination may be...
15 The extent to which an agreement or determination may be...
16 Where an agreement or determination is varied under this Part...

Part IV — SUPPLEMENTARY
17 Any failure by the tenant to make a payment for...
18 Where any sum in respect of a payment for accrued...
19 In this Schedule the expression “immediate landlord” means the person...

SECOND — Further Provisions as to Repair where Tenant retains Possession

SCHEDULE

Failure of landlord to carry out initial repairs
1 (1) Where— (a) the tenant retains possession of the dwelling-house...
2 Where an order under paragraph 1 of this Schedule is...
3 If, while an order under paragraph 1 of this Schedule...

Failure of tenant to carry out initial repairs
4 Where, by virtue of an agreement or of a determination...

Expenses and receipts: mortgages, settlements, etc.
5 Any amount paid by a mortgagee in respect of expenses...
6 The purposes authorised for the application of capital money by...
Record of state of repair of dwelling-house

7 A landlord’s notice proposing a statutory tenancy may contain a...
8 Where the landlord gives such a notice which does not...
9 Where the tenant retains possession of the dwelling-house by virtue...
10 Any record required to be made under the last foregoing...
11 The cost of making any such record as aforesaid shall,...

THIRD SCHEDULE — Grounds for Possession on Termination of Tenancy
1 The grounds referred to in paragraph (b) of subsection (1)...
2 Part IV of Schedule 15 to the Rent Act (which...

FOURTH SCHEDULE — Modifications of Part I in relation to Periodical Tenancies
1 In relation to such a tenancy as is mentioned in...
2 For subsection (6) of section two there shall be substituted...
3 For subsection (1) of section five there shall be substituted...
4 Notwithstanding anything in subsection (2) of section three, where by...
5 Where the tenancy is not terminated under the provisions of...

FIFTH SCHEDULE — Provisions for purposes of Part I where Immediate Landlord is not the Freeholder

Definitions
1 (1) In this Schedule the following expressions have the meanings...

Acts of competent landlord binding on other landlords
2 Any notice given by the competent landlord under subsection (1)...

Provisions as to consent of other landlords to acts of competent landlord
3 (1) Where in the four next following paragraphs reference is...
4 (1) If a notice is given by the competent landlord...
5 The competent landlord may serve on any other landlord a...
6 (1) It may be made a condition either—
7 (1) Where under Part I of this Act the competent...

Failure of competent landlord to carry out initial repairs
8 Where, in consequence of the failure of the competent landlord...

Relief in proceedings by superior landlord
9 (1) Where in the case of a tenancy to which...

Relief for mesne landlord against damages for breach of covenant
10 (1) The provisions of the next following sub-paragraph shall have...

Provisions as to liabilities under tenants’ covenants in superior leases
11 (1) Where subsection (1) of section ten of this Act...

SIXTH SCHEDULE — Provisions for Purposes of Part II where Immediate Landlord is not the Freeholder
Definitions

1 In this Schedule the following expressions have the meanings hereby...

Power of court to order reversionary tenancies

2 Where the period for which in accordance with the provisions...

Acts of competent landlord binding on other landlords

3 (1) Any notice given by the competent landlord under Part...

Provisions as to consent of mesne landlord to acts of competent landlord

4 (1) If the competent landlord, not being the immediate landlord,...

Consent of superior landlord required for agreements affecting his interest

5 An agreement between the competent landlord and the tenant made...

Withdrawal by competent landlord of notice given by mesne landlord

6 Where the competent landlord has given a notice under section...

Duty to inform superior landlords

7 If the competent landlord’s interest in the property comprised in...

SEVENTH — . . .

SCHEDULE

EIGHTH SCHEDULE — Application of Part II to land belonging to Crown and Duchies of Lancaster and Cornwall

1 Where an interest in any property comprised in a tenancy...

2 Where an interest in any property comprised in a tenancy...

3 . . . . . . . . .

4 The amount of any compensation payable under section thirty-seven of...

5 Any compensation payable under section thirty-seven of this Act by...

NINTH SCHEDULE — Transitional Provisions

1, 2 . . . . . . . . .

3 Where immediately before the commencement of this Act a person...

4 For the purposes of section twenty-six and subsection (2) of...

5 (1) A tenant under a tenancy which was current at...

6 (1) Where the landlord’s interest in the property comprised in...

7 . . . . . . . . .

8 Where at the commencement of this Act any proceedings are...

9, 10 . . . . . . . . .

11 Notwithstanding the repeal of Part II of the Leasehold Property...
Changes to legislation:
Landlord and Tenant Act 1954 is up to date with all changes known to be in force on or before 01 August 2019. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.
View outstanding changes

Changes and effects yet to be applied to:
- Pt. 2 excluded by 2014 c. 20 Sch. 1 para. 2