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STATUTORY INSTRUMENTS

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**2009 No. 1262**

**The Housing (Replacement of Terminated Tenancies)  
(Successor Landlords) (England) Order 2009**

**Interpretation**

7. Sub-paragraph (1) of paragraph 26 (supplementary) applies as if—
- (a) after the definition of “ex-tenant” there were inserted—
    - ““initial transferee” means the person to whom the relevant interest was transferred by the ex-landlord after the end of the original tenancy and before the commencement date,”;
  - (b) after the definition of “possession order” there were inserted—
    - ““registered social landlord” has the same meaning as in Part 1 of the Housing Act 1996,
    - “relevant interest” means the interest of the ex-landlord in the dwelling-house which was let under an original tenancy,”;
  - (c) after the definition of “secure tenancy” there were inserted—
    - ““subsequent transferee” means any person to whom, before the commencement date, the relevant interest was transferred after the transfer from the ex-landlord to the initial transferee,”;
  - (d) in the definition of “successor”—
    - (i) after ““successor”” there were inserted “, except in the expression “successor landlord””;
    - (ii) for “a new tenancy which is”, in each place where those words occur, there were substituted “an original tenancy which was, or a new tenancy which is,”; and
    - (iii) in paragraph (a), for “or which is a demoted tenancy” there were substituted “, or in relation to an original tenancy which was, or a new tenancy which is, a demoted tenancy”; and
  - (e) after the definition of “successor” there were inserted—
    - ““successor landlord” means the initial transferee, or, as the case may be, a subsequent transferee, to whom the relevant interest belongs on the commencement date,”.