
STATUTORY INSTRUMENTS

1978 No. 1050

Rent (Northern Ireland) Order 1978

PART II

PROTECTED, STATUTORY, RESTRICTED AND REGULATED TENANCIES

Premises with a business use

12.—(1) Subject to paragraph (2), the fact that part of the premises comprised in a dwelling-house is used as a shop or office or for business, trade or professional purposes shall not prevent the dwelling-house from being let on a protected tenancy or subject to a statutory tenancy.

(2) Paragraphs (3) to (5) apply, subject to paragraph (6), where, immediately before the commencement of this Order, part (“the non-residential part”) of a house to which the Rent Restriction Acts applied was used as a shop or office or for business, trade or professional purposes.

(3) Where it is possible to enter the house (excluding the non-residential part) otherwise than through the non-residential part, Articles 3 and 4 shall apply to the house as if the Rent Restriction Acts applied only to so much of the house as excludes the non-residential part.

(4) Where paragraph (3) does not apply, Articles 3 and 4 shall apply to the entire house.

(5) In the application of Article 7(2) as respects any such house as is referred to in paragraph (2), the non-residential part shall be left out of account.

(6) A tenancy of a dwelling-house which consists of or comprises premises licensed for the sale of intoxicating liquors for consumption on the premises shall not be a protected tenancy, nor shall such a dwelling-house be the subject of a statutory tenancy.

Para. (7) rep. by 1996 NI 5

Status:

Point in time view as at 01/01/2006. This version of this provision has been superseded.

Changes to legislation:

There are currently no known outstanding effects for the Rent (Northern Ireland) Order 1978, Section 12.