



# Landlord and Tenant Act 1985

## 1985 CHAPTER 70

### *Information to be given to tenant*

#### **3 Duty to inform tenant of assignment of landlord's interest.**

- (1) If the interest of the landlord under a tenancy of premises which consist of or include a dwelling is assigned, the new landlord shall give notice in writing of the assignment, and of his name and address, to the tenant not later than the next day on which rent is payable under the tenancy or, if that is within two months of the assignment, the end of that period of two months.
- (2) If trustees constitute the new landlord, a collective description of the trustees as the trustees of the trust in question may be given as the name of the landlord, and where such a collective description is given—
  - (a) the address of the new landlord may be given as the address from which the affairs of the trust are conducted, and
  - (b) a change in the persons who are for the time being the trustees of the trust shall not be treated as an assignment of the interest of the landlord.
- (3) A person who is the new landlord under a tenancy falling within subsection (1) and who fails, without reasonable excuse to give the notice required by that subsection, commits a summary offence and is liable on conviction to a fine not exceeding level 4 on the standard scale.
- (4) In this section—
  - (a) “tenancy” includes a statutory tenancy, and
  - (b) references to the assignment of the landlord's interest include any conveyance other than a mortgage or charge.