



Landlord and Tenant Act 1954

1954 CHAPTER 56 2 and 3 Eliz 2

PART I

SECURITY OF TENURE FOR RESIDENTIAL TENANTS

Statutory tenancies arising under Part I

6 Application of Rent Acts where tenant retains possession.

- (1) Where a tenancy is terminated by a landlord's notice proposing a statutory tenancy [^{F1}the Rent Act shall apply], subject as hereinafter provided, as if the tenancy (hereinafter referred to as "the former tenancy")—
 - (a) had been a tenancy of the dwelling-house, as hereinafter defined, and
 - [^{F2}(b) had not been a tenancy at a low rent and, except as regards the duration of the tenancy and the amount of the rent, had been a tenancy on the terms agreed or determined in accordance with the next following section and no other terms.]
- (2) The [^{F1}Rent Act] shall not apply as aforesaid, if at the end of the period of two months after the service of the landlord's notice the qualifying condition was not fulfilled as respects the tenancy, unless the tenant has elected to retain possession.
- (3) In this Part of this Act the expression "the dwelling-house" means the premises agreed between the landlord and the tenant or determined by the court,—
 - (a) if the agreement or determination is made on or after the term date of the former tenancy, to be the premises which as respects that tenancy are the premises qualifying for protection,
 - (b) if the agreement or determination is made before the term date of the former tenancy, to be the premises which are likely to be the premises qualifying for protection.

(4) F3

(5) F4

Changes to legislation: Landlord and Tenant Act 1954, Section 6 is up to date with all changes known to be in force on or before 16 April 2024. 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

Textual Amendments

- F1** Words substituted by [Rent Act 1968 \(c. 23\)](#), **Sch. 15** (continued by [Rent Act 1977 \(c. 42\)](#), **Sch. 24 para. 30**)
- F2** [S. 6\(1\)\(b\)](#) substituted by [Leasehold Reform Act 1967 \(c. 88\)](#), s. 39(2), **Sch. 5 para. 3(1)(a)**
- F3** [Ss. 6\(4\), 9\(5\)](#) repealed by [Leasehold Reform Act 1967 \(c. 88\)](#), Sch. 5, **Sch. 7 Pt. I**
- F4** [Ss. 6\(5\), 11](#) repealed by [Rent Act 1957 \(c. 25\)](#), **Sch. 8 Pt. I**

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Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 34(5) inserted by [2022 c. 46 s. 61\(5\)](#)
- s. 34A inserted by [2022 c. 46 s. 61\(2\)](#)
- s. 34B34C inserted by [2022 c. 46 s. 63](#)
- s. 63(2A)-(2C) inserted by [2022 c. 46 s. 65](#)