
STATUTORY INSTRUMENTS

2003 No. 3096

**The Regulatory Reform (Business
Tenancies) (England and Wales) Order 2003**

APPLICATIONS TO COURT BY LANDLORD OR TENANT

Time limits for applications to court

10. After section 29 insert the following sections—

“Time limits for applications to court

29A.—(1) Subject to section 29B of this Act, the court shall not entertain an application—

- (a) by the tenant or the landlord under section 24(1) of this Act; or
- (b) by the landlord under section 29(2) of this Act,

if it is made after the end of the statutory period.

(2) In this section and section 29B of this Act “the statutory period” means a period ending—

- (a) where the landlord gave a notice under section 25 of this Act, on the date specified in his notice; and
- (b) where the tenant made a request for a new tenancy under section 26 of this Act, immediately before the date specified in his request.

(3) Where the tenant has made a request for a new tenancy under section 26 of this Act, the court shall not entertain an application under section 24(1) of this Act which is made before the end of the period of two months beginning with the date of the making of the request, unless the application is made after the landlord has given a notice under section 26(6) of this Act.

Agreements extending time limits

29B.—(1) After the landlord has given a notice under section 25 of this Act, or the tenant has made a request under section 26 of this Act, but before the end of the statutory period, the landlord and tenant may agree that an application such as is mentioned in section 29A(1) of this Act, may be made before the end of a period specified in the agreement which will expire after the end of the statutory period.

(2) The landlord and tenant may from time to time by agreement further extend the period for making such an application, but any such agreement must be made before the end of the period specified in the current agreement.

(3) Where an agreement is made under this section, the court may entertain an application such as is mentioned in section 29A(1) of this Act if it is made before the end of the period specified in the agreement.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

(4) Where an agreement is made under this section, or two or more agreements are made under this section, the landlord's notice under section 25 of this Act or tenant's request under section 26 of this Act shall be treated as terminating the tenancy at the end of the period specified in the agreement or, as the case may be, at the end of the period specified in the last of those agreements.”