



## 2001 CHAPTER 10

### **Landlord's duty of care by virtue of obligation to repair premises demised**

- 1.—(1) Subsections (2) and (3) apply where—
  - (a) premises are let under a tenancy to which this Act applies; and
  - (b) the tenancy puts on the landlord an obligation to the tenant for the maintenance or repair of the premises.
- (2) The landlord owes to all persons who might reasonably be affected by defects in the state of the premises a duty to take such care as is reasonable in all the circumstances to see that they are reasonably safe from personal injury or from damage to their property caused by a relevant defect.
- (3) That duty is owed if—
  - (a) the landlord knows of the relevant defect (whether as a result of being notified by the tenant or otherwise); or
  - (b) he ought in all the circumstances to have known of that defect.
- (4) The duty imposed by this section is in addition to any duty a person may owe apart from this section.

**Changes to legislation:**

There are currently no known outstanding effects for the Defective Premises (Landlord's Liability) Act (Northern Ireland) 2001, Section 1.