



Landlord and Tenant Act 1954

CHAPTER 56

LANDLORD AND TENANT ACT 1954

PART I

SECURITY OF TENURE FOR RESIDENTIAL TENANTS

Security of tenure for tenants under ground leases, etc.

- 1 Protection of residential tenants on termination of long tenancies at low rents.
- 2 Tenancies to which s. 1 applies.

Continuation and termination of tenancies to which s. 1 applies

- 3 Continuation of tenancies to which s. 1 applies.
- 4 Termination of tenancy by the landlord.
- 5 Termination of tenancy by the tenant.

Statutory tenancies arising under Part I

- 6 Application of Rent Acts where tenant retains possession.
- 7 Settlement of terms of statutory tenancy.
- 8 Provisions as to repairs during period of statutory tenancy.
- 9 Principles to be observed in determining terms of statutory tenancy as to repairs and rent.
- 10 Provisions as to liabilities under tenant's covenants in former lease.
- 11

Provisions as to possession on termination of long tenancy

- 12 Grounds for resumption of possession by landlord.
- 13 Landlord's application for possession.

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- 14 Provisions where tenant not ordered to give up possession.
- 14A Compensation for possession obtained by misrepresentation
- 15 Provisions as to possession on termination of long tenancy

General and supplementary provisions

- 16 Relief for tenant where landlord proceeding to enforce covenants.
- 17 Prohibition of agreements excluding Part I.
- 18 Duty of tenants of residential property to give information to landlords or superior landlords.
- 19 Application of Part I to tenancies granted in continuation of long tenancies.
- 20 Assumptions on which court to determine future questions.
- 21 Meaning of “the landlord” in Part I and provisions as to mesne landlords, etc.
- 22 Interpretation of Part I.

PART II

SECURITY OF TENURE FOR BUSINESS, PROFESSIONAL AND OTHER TENANTS

Tenancies to which Part II applies

- 23 Tenancies to which Part II applies.

Continuation and renewal of tenancies

- 24 Continuation of tenancies to which Part II applies and grant of new tenancies.
- 24A Applications for determination of interim rent while tenancy continues
- 24B Date from which interim rent is payable
- 24C Amount of interim rent where new tenancy of whole premises granted and landlord not opposed
- 24D Amount of interim rent in any other case
- 25 Termination of tenancy by the landlord.
- 26 Tenant’s request for a new tenancy.
- 27 Termination by tenant of tenancy for fixed term.
- 28 Renewal of tenancies by agreement.

Application to court for new tenancies

- 29 Order by court for grant of new tenancy or termination of current tenancy
- 29A Time limits for applications to court
- 29B Agreements extending time limits
- 30 Opposition by landlord to application for new tenancy.
- 31 Dismissal of application for new tenancy where landlord successfully opposes.
- 31A Grant of new tenancy in some cases where s. 30(1)(f) applies.
- 32 Property to be comprised in new tenancy.
- 33 Duration of new tenancy.
- 34 Rent under new tenancy.
- 35 Other terms of new tenancy.
- 36 Carrying out of order for new tenancy.
- 37 Compensation where order for new tenancy precluded on certain grounds.

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- 37A Compensation for possession obtained by misrepresentation
- 38 Restriction on agreements excluding provisions of Part II.
- 38A Agreements to exclude provisions of Part 2

General and supplementary provisions

- 39 Saving for compulsory acquisitions.
- 40 Duty of tenants and landlords of business premises to give information to each other.
- 40A Duties in transfer cases
- 40B Proceedings for breach of duties to give information
- 41 Trusts.
- 41A Partnerships.
- 42 Groups of companies.
- 43 Tenancies excluded from Part II.
- 43ZA Further exclusion of home business tenancies from Part 2
- 43A Jurisdiction of county court to make declaration.
- 44 Meaning of the landlord in Part II, and provisions as to mesne landlords, etc.
- 45 General and supplementary provisions
- 46 Interpretation of Part II.

PART III

COMPENSATION FOR IMPROVEMENTS

- 47 Time for making claims for compensation for improvements.
- 48 Amendments as to limitations on tenant's right to compensation.
- 49 Restrictions on contracting out.
- 50 Interpretation of Part III.

PART IV

MISCELLANEOUS AND SUPPLEMENTARY

- 51 Extension of Leasehold Property (Repairs) Act 1938.
- 52 Amendment of Law of Property Act 1925, s. 84.
- 53 Jurisdiction of county court where lessor refuses licence or consent.
- 54 Determination of tenancies of derelict land.
- 55 Compensation for possession obtained by misrepresentation.
- 56 Application to Crown.
- 57 Modification on grounds of public interest of rights under Part II.
- 58 Termination on special grounds of tenancies to which Part II applies.
- 59 Compensation for exercise of powers under ss. 57 and 58.
- 60 †Special provisions as to premises provided under Distribution of Industry Acts 1945 and 1950, etc.
- 60A Welsh Development Agency premises.
- 60B Development Board for Rural Wales premises.
- 61
- 62 (1)
- 63 Jurisdiction of court for purposes of Parts I and II and of Part I of Landlord and Tenant Act 1927.
- 64 Interim continuation of tenancies pending determination by court.
- 65 Provisions as to reversions.
- 66 Provisions as to notices.

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- 67 Provisions as to mortgagees in possession.
- 68 †Repeal of enactments and transitional provisions.
- 69 Interpretation.
- 70 Short title and citation, commencement and extent.

SCHEDULES

FIRST SCHEDULE — Supplementary Provisions as to Payments for Accrued Tenant’s Repairs

Part I — PROVISIONS AS TO MAKING OF PAYMENT IN LUMP SUM

- 1 Subject to the provisions of this Part of this Schedule,...
- 2 Where it is determined by the court that a payment...
- 3 A payment for accrued tenant’s repairs which is payable otherwise...
- 4 (1) Where it has been agreed or determined that a...
- 5 In relation to a case where the court exercises the...

Part II — PROVISIONS AS TO MAKING OF PAYMENT BY INSTALMENTS

- 6 Subject to the provisions of this Part of this Schedule,...
- 7 Any such instalment becoming payable at a time falling before...
- 8 (1) Where the landlord is not the immediate landlord of...
- 9 Any instalment becoming payable at a time when the landlord...
- 10 If the period of the statutory tenancy comes to an...
- 11 In the application of the last foregoing paragraph to a...
- 12 Where, during the period of the statutory tenancy and before...

Part III — VARIATION OF AGREEMENT OR DETERMINATION AS TO TIME FOR MAKING PAYMENT

- 13 The tenant may apply to the court for the variation,...
- 14 The grounds on which an agreement or determination may be...
- 15 The extent to which an agreement or determination may be...
- 16 Where an agreement or determination is varied under this Part...

Part IV — SUPPLEMENTARY

- 17 Any failure by the tenant to make a payment for...
- 18 Where any sum in respect of a payment for accrued...
- 19 In this Schedule the expression “immediate landlord” means the person...

SECOND — Further Provisions as to Repair where Tenant retains Possession SCHEDULE

Failure of landlord to carry out initial repairs

- 1 (1) Where— (a) the tenant retains possession of the dwelling-house...
- 2 Where an order under paragraph 1 of this Schedule is...
- 3 If, while an order under paragraph 1 of this Schedule...

Failure of tenant to carry out initial repairs

- 4 Where, by virtue of an agreement or of a determination...

Expenses and receipts: mortgages, settlements, etc.

- 5 Any amount paid by a mortgagee in respect of expenses...
- 6 The purposes authorised for the application of capital money by...

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Record of state of repair of dwelling-house

- 7 A landlord's notice proposing a statutory tenancy may contain a...
- 8 Where the landlord gives such a notice which does not...
- 9 Where the tenant retains possession of the dwelling-house by virtue...
- 10 Any record required to be made under the last foregoing...
- 11 The cost of making any such record as aforesaid shall,...

THIRD SCHEDULE — Grounds for Possession on Termination of Tenancy

- 1 The grounds referred to in paragraph (b) of subsection (1)...
- 2 Part IV of Schedule 15 to the Rent Act (which...

FOURTH SCHEDULE — Modifications of Part I in relation to Periodical Tenancies

- 1 In relation to such a tenancy as is mentioned in...
- 2 For subsection (6) of section two there shall be substituted...
- 3 For subsection (1) of section five there shall be substituted...
- 4 Notwithstanding anything in subsection (2) of section three, where by...
- 5 Where the tenancy is not terminated under the provisions of...

FIFTH SCHEDULE — Provisions for purposes of Part I where Immediate Landlord is not the Freeholder

Definitions

- 1 (1) In this Schedule the following expressions have the meanings...

Acts of competent landlord binding on other landlords

- 2 Any notice given by the competent landlord under subsection (1)...

Provisions as to consent of other landlords to acts of competent landlord

- 3 (1) Where in the four next following paragraphs reference is...
- 4 (1) If a notice is given by the competent landlord...
- 5 The competent landlord may serve on any other landlord a...
- 6 (1) It may be made a condition either—
- 7 (1) Where under Part I of this Act the competent...

Failure of competent landlord to carry out initial repairs

- 8 Where, in consequence of the failure of the competent landlord...

Relief in proceedings by superior landlord

- 9 (1) Where in the case of a tenancy to which...

Relief for mesne landlord against damages for breach of covenant

- 10 (1) The provisions of the next following sub-paragraph shall have...

Provisions as to liabilities under tenants' covenants in superior leases

- 11 (1) Where subsection (1) of section ten of this Act...

SIXTH SCHEDULE — Provisions for Purposes of Part II where Immediate Landlord is not the Freeholder

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Definitions

1 In this Schedule the following expressions have the meanings hereby...

Power of court to order reversionary tenancies

2 Where the period for which in accordance with the provisions...

Acts of competent landlord binding on other landlords

3 (1) Any notice given by the competent landlord under Part...

Provisions as to consent of mesne landlord to acts of competent landlord

4 (1) If the competent landlord, not being the immediate landlord,...

Consent of superior landlord required for agreements affecting his interest

5 An agreement between the competent landlord and the tenant made...

Withdrawal by competent landlord of notice given by mesne landlord

6 Where the competent landlord has given a notice under section...

Duty to inform superior landlords

7 If the competent landlord's interest in the property comprised in...

SEVENTH — . . .
SCHEDULE

EIGHTH SCHEDULE — Application of Part II to land belonging to Crown and Duchies of Lancaster and Cornwall

- 1 Where an interest in any property comprised in a tenancy...
- 2 Where an interest in any property comprised in a tenancy...
- 3
- 4 The amount of any compensation payable under section thirty-seven of...
- 5 Any compensation payable under section thirty-seven of this Act by...

NINTH SCHEDULE — Transitional Provisions

- 1, 2
- 3 Where immediately before the commencement of this Act a person...
- 4 For the purposes of section twenty-six and subsection (2) of...
- 5 (1) A tenant under a tenancy which was current at...
- 6 (1) Where the landlord's interest in the property comprised in...
- 7
- 8 Where at the commencement of this Act any proceedings are...
- 9, 10
- 11 Notwithstanding the repeal of Part II of the Leasehold Property...

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Changes and effects yet to be applied to :

- Pt. 2 excluded by [2014 c. 20 Sch. 1 para. 2](#)
- s. 24-28 excluded by [2023 c. 55 s. 209](#)
- s. 24C(3)(b) words inserted by [2022 c. 46 s. 61\(3\)\(a\)\(i\)](#)
- s. 24C(3)(b) words inserted by [2022 c. 46 s. 61\(3\)\(a\)\(ii\)](#)
- s. 24C(4) words inserted by [2022 c. 46 s. 61\(3\)\(b\)\(i\)](#)
- s. 24C(4) words inserted by [2022 c. 46 s. 61\(3\)\(b\)\(ii\)](#)
- s. 24C(7) words inserted by [2022 c. 46 s. 61\(3\)\(c\)](#)
- s. 24D(2) words inserted by [2022 c. 46 s. 61\(4\)](#)
- Sch. 2 para. 6 words omitted by [2022 c. 6 Sch. 1 para. 6\(a\)](#)
- Sch. 2 para. 6 words omitted by [2022 c. 6 Sch. 1 para. 6\(b\)](#)

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](#)