



# Landlord and Tenant Act 1954

1954 CHAPTER 56 2 and 3 Eliz 2

An Act to provide security of tenure for occupying tenants under certain leases of residential property at low rents and for occupying sub-tenants of tenants under such leases; to enable tenants occupying property for business, professional or certain other purposes to obtain new tenancies in certain cases; to amend and extend the Landlord and Tenant Act 1927, the Leasehold Property (Repairs) Act 1938, and section eighty-four of the Law of Property Act 1925; to confer jurisdiction on the County Court in certain disputes between landlords and tenants; to make provision for the termination of tenancies of derelict land; and for purposes connected with the matters aforesaid. [30th July 1954]

## Modifications etc. (not altering text)

- C1 Act extended by [Post Office Act 1969](#) (c. 48), s. 76, [Sch. 4 para. 93\(1\)\(xii\)](#), and [British Telecommunications Act 1981](#) (c. 38), s. 87, [Sch. 3 para. 10\(h\)](#)
  - C2 Act extended by [Civil Aviation Act 1982](#) (c. 16, SIF 9), s. 19, [Sch. 2 para. 4](#)
  - C3 Act amended: by [Local Government Act 1985](#) (c. 51, SIF 81:1), ss. 57(7), 84, 102, [Sch. 13 para. 13 \(a\)](#); (1.3.1996) by 1995 c. 45, s. 16(1), [Sch. 4 para. 2\(1\)\(vii\)](#) and S.I. 1996/218, [art. 2](#)
  - C4 Act extended by [Gas Act 1986](#) (c. 44, SIF 44:2), s. 67(1)(3), Sch. 7 para. 2(1)(ix), [Sch. 8 para. 33](#)
  - C5 Act extended by [Water Act 1989](#) (c. 15, SIF 130), s. 190(1), [Sch. 25 para. 1\(2\)\(vi\)](#) (with ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 189(4)–(10), 190, 193(1), Sch. 26 paras. 3(1)(2), 17, 40(4), 57(6), 58)
  - C6 Act extended: by [Electricity Act 1989](#) (c. 29, SIF 44:1), s. 112(1)(3), Sch. 16 para. 1(1)(ix), [Sch. 17 para. 33](#); (5.7.1994) by 1994 c. 19, s. 39, [Sch. 13 para. 20\(a\)](#) (with ss. 54(7), 66(7), Sch. 17 paras. 22, 23(2))
    - Act modified (1.4.1995) by S.I. 1995/401, art. 18, [Sch. para. 2\(a\)](#)
    - Act applied (1.11.1996) by 1996 c. 56, [ss. 301\(5\)](#), 583(2) (with ss. 1(4), 582(3), Sch. 39)
    - Act applied (1.9.1999) by 1998 c. 31, s. 76, [Sch. 22 Pt. III para. 10\(1\)\(b\)\(2\)](#) (with ss. 138(9), 144(6)); S.I. 1999/2323, art. 2(1), [Sch. 1](#)
    - Act modified (1.4.2001) by 2000 c. 38, s. 37, [Sch. 5 para. 1\(2\)\(e\)](#); S.I. 2001/869, [art. 2](#)
- Act: powers transferred (1.7.1999) (except that in relation to ss. 57(1)–(6) and 58 it is directed that the certification function shall be exercisable by the Assembly concurrently with any Minister of the Crown by whom it is exercisable) by S.I. 1999/672, [art. 2](#), [Sch. 1](#)

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**Changes to legislation:** Landlord and Tenant Act 1954, Introductory Text is up to date with all changes known to be in force on or before 22 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](#)

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### Commencement Information

**II** Act wholly in force at 1.10.1954 see [s. 70\(2\)](#)

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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](#)