



# Landlord and Tenant Act 1927

1927 CHAPTER 36 17 and 18 Geo 5

## PART II

### GENERAL AMENDMENTS OF THE LAW OF LANDLORD AND TENANT

#### 18 Provisions as to covenants to repair.

- (1) Damages for a breach of a covenant or agreement to keep or put premises in repair during the currency of a lease, or to leave or put premises in repair at the termination of a lease, whether such covenant or agreement is expressed or implied, and whether general or specific, shall in no case exceed the amount (if any) by which the value of the reversion (whether immediate or not) in the premises is diminished owing to the breach of such covenant or agreement as aforesaid; and in particular no damage shall be recovered for a breach of any such covenant or agreement to leave or put premises in repair at the termination of a lease, if it is shown that the premises, in whatever state of repair they might be, would at or shortly after the termination of the tenancy have been or be pulled down, or such structural alterations made therein as would render valueless the repairs covered by the covenant or agreement.
- (2) A right of re-entry or forfeiture for a breach of any such covenant or agreement as aforesaid shall not be enforceable, by action or otherwise, unless the lessor proves that the fact that such a notice as is required by section one hundred and forty-six of the <sup>M1</sup>Law of Property Act, 1925, had been served on the lessee was known either—
  - (a) to the lessee; or
  - (b) to an under-lessee holding under an under-lease which reserved a nominal reversion only to the lessee; or
  - (c) to the person who last paid the rent due under the lease either on his own behalf or as agent for the lessee or under-lessee;

and that a time reasonably sufficient to enable the repairs to be executed had elapsed since the time when the fact of the service of the notice came to the knowledge of any such person.

Where a notice has been sent by registered post addressed to a person at his last known place of abode in the United Kingdom, then, for the purposes of this subsection, that

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*Changes to legislation: There are currently no known outstanding effects for the  
Landlord and Tenant Act 1927, Section 18. (See end of Document for details)*

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person shall be deemed, unless the contrary is proved, to have had knowledge of the fact that the notice had been served as from the time at which the letter would have been delivered in the ordinary course of post.

This subsection shall be construed as one with section one hundred and forty-six of the <sup>M2</sup>Law of Property Act, 1925.

- (3) This section applies whether the lease was created before or after the commencement of this Act.

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**Modifications etc. (not altering text)**

**C1** S. 18(2) amended by [Recorded Delivery Service Act 1962 \(c. 27\)](#), s. 1, **Sch.**

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**Marginal Citations**

**M1** 1925 c. 20.

**M2** 1925 c. 20.

**Changes to legislation:**

There are currently no known outstanding effects for the Landlord and Tenant Act 1927, Section 18.