

RESIDENTIAL LEASE

ABSTRACT

This thesis aims to analyze current legal aspects of the residential lease which is regulated in the Act. No. 89/2012 Coll., the Civil Code. For better orientation in the text, the author divided this thesis into seven chapters, where she described the regulation in detail.

The first chapter is dedicated to the current regulation of the lease. If the special regulation of residential lease is missing, it is necessary to use common regulation. The author described briefly the contractual parties, the subject of the lease, duration of the lease, and termination of the lease.

The second chapter starts with the history of residential law and defines basic terms of the residential lease such as the house, the apartment, corporate housing, and cooperative apartment.

The third chapter is devoted to the creation of the residential lease with the written contract and with the unwritten one. It takes into account the creation of residential lease by the other ways such as the death of lessee, the contract of accession, or marriage to the lessee as well. The author speaks about the handing down of the apartment and the issues of paying the rent.

The fourth chapter is dedicated to the legal rights and obligations to the lessor and the lessee. It adjusts the repairs of damages and defects by the lessor and the lessee. The last part of this chapter describes the possibility of allowing use of the leased apartment to a third party.

In the fifth chapter, the author discusses the ways of lease termination such as agreement, time termination, and the destruction of the subject of the lease. This chapter aims to include as many possibilities of lease termination as possible, whereas the emphasis lies on notice as one of the most common ways of lease termination.

The sixth chapter solves the current issues of AirBnB. It compares accommodation provided by hotels and by AirBnB from the economical point of view. The author discusses the main advantages and disadvantages of this service and qualifies this service in Czech and European law.

The seventh chapter is the most opportune one. Here are solved problems caused by the coronavirus disease and its influence on the legal regulation in the residential lease. It describes the Act. No. 209/2020 Coll., Residential lease postpone.

LEASE, RESIDENTIAL LEASE, LEASE AGREEMENT