

## **Protection of Tenancy of a Dwelling-House in England**

The aim of this thesis is to analyse legal regulation of protection of tenancy of a dwelling-house in England. The reason for the research is the fact, that legislation of that area is gradually developing in the Czech Republic and legal regulation of that issue in England could be interesting inspiration for any future changes.

The thesis is composed of four chapters, each of them dealing with different aspects of protection of tenancy. Chapter One is introductory and briefly presents last changes of relevant Czech legislation and states the goal of the thesis.

Chapter Two examines relevant common law legislation that regulates tenancy of land in general. The chapter consists of six parts. Part One characterises estate in land and its types. Parts Two and Three describe legal titles of occupancy of land – lease and licence. Part Four recognises basic types of tenancy. Part Five outlines an overview of termination of tenancies. Part six focuses on sub-lease after termination of head-lease.

Chapter Three is subdivided into six parts and describes relevant acts providing tenancy of a dwelling-house with specific protection. Part One illustrates relation of common law and the acts, Part Two looks at different types of legal protection and its historical development. Part Three is an analysis of subject-matter of protected tenancy. Part Four enumerates tenancies that are excluded from protection. Part Five deals with protection under The Rent Act 1977 – describes secure tenancy and lists ways of its termination, Part Six concerns with protection under The Housing Act 1988 – describes assured tenancy and assured shorthold tenancy, their distinctions and enumerates means of their termination.

Conclusions are drawn in Chapter Four, where the summery of presently effective legal regulation is made and a glimpse of the future regulation is indicated.