

5. Summary

In my thesis, I analyzed the problem of apartment lease termination.

The reason for my research is that the apartment lease termination is an interesting area of law that almost everyone gets in touch with during his live. The current legal regulation has been in effect for over three years by now and it is probable that the new Civil Code, which brings some modifications into the area of apartment lease termination, will be approved within several years.

My goal was to survey and evaluate the effective legal regulation and to point out changes that would be brought to this problem by new Civil Code.

Chapter One briefly describes what the apartment lease is. In chapter Two, I gave my attention to the apartment lease termination. At first, I defined the apartment lease termination in general, then I set up a list of various forms of an apartment lease termination and I divided them into two parts depending on whether the apartment lease termination is absolute or relative.

In my study, I attempted to make a compact listing of all the forms of apartment lease terminations, because the effective legal regulation is somewhat fragmented in this area and not even the prepared Civil Code will bring any improvement in this matter.

When characterizing individual reasons for the apartment lease termination, I focused among others on areas that could prove problematic in practice, which is caused by the fact that formulations used in Civil Code are often too broad, which could lead to troubles during interpretations. That is why I worked also with the practice of the Supreme Court of the Czech Republic that can partly solve these obscurities.

If the regulation of the apartment lease termination is accepted in the wording that is currently contained in the government bill, the new Civil Code will bring several modifications, but not all of them can be evaluated positively.

Klíčová slova: zánik nájmu bytu, nájemce, výpověď

Key words: the apartment lease termination, lessee, notice