

Abstract

The title of the thesis is “Comparison of residential and non-residential leases”. The main objective is to explore the current legal regulation of leases pertaining to apartments and to commercial premises and to carry out their comparison.

Due to the considerable broadness of the subject, the comparison cannot and will not be exhaustive and therefore it primarily focuses on the differences in regulation of residential leases and commercial premises from the perspective of the degree of legal protection granted to the tenants, which is not offered in the same extent to the lessees of commercial premises.

The thesis examines current legal regulation of the subject; nevertheless it does not omit to provide a brief survey of its historical development and a short excursion into potential future treatment of the subject matter.

The thesis considers related case law as found in relevant rulings of the Czech courts as the case law plays a major role in the interpretation of statutes pertaining to leases and legal relationships arising therefrom.