

Residential lease

The thesis examines residential lease. For the reason of limited length the paper does not deal with the topic in general but focuses primarily on the aspects of residential lease termination.

This particular topic was chosen because of the fact that it is one of the significant legal relations occurring among the subjects of law, many people fulfil their accommodation requirements through it and almost everyone gets in touch with it in his/her life, in a way. Taking into consideration the social implications of rental housing the topic goes beyond the legal area. It is politically sensitive and it involves frequent disputes between the parties that are on the opposite sides of the political spectrum, mainly because of the different levels of regulation.

The goal of the thesis is to explore and evaluate the effective legal regulation in the light of practice of the Supreme Court of the Czech Republic. Moreover, the thesis tries to be proactive and predict possible questionable aspects and it aims to provide the readers with practical advice and recommendations at the same time.

From the structural point of view the thesis is divided into chapters, each of them dealing with different features.

Firstly, chapter one briefly describes what the residential lease is, furthermore, it explains its principle features and deals with protective character of this legal relation.

In chapter two the attention is drawn to lease termination. Firstly, the lease termination is defined in general and then the author lists various forms of residential lease termination. They are divided into two groups depending on the fact whether the termination lease is absolute or relative. In the succeeding subchapters the author describes particular forms of absolute residential lease termination, while the principal focus is set on the most frequent types of it.

Last but not least, chapter three indicates and evaluates several notable changes brought by the bill of new Civil code, that is expected to be approved in the upcoming months.

In the conclusion the author considers and questions the effectiveness of the examined regulation.