

# **ABSTRACT**

The dissertation is focused on the analysis of the institute of residential lease. At the beginning a brief historical progress of the legal regulations of the lease of the apartment is described with the reference to social circumstances which influenced it. Subsequently, attention is paid to the lease agreement as the legal reason for using an apartment. The dissertation deals also with the object of the lease agreement, i.e. with the apartment and its definition in the legal regulations, and also with the subjects of the lease agreement, i.e. with the landlord and the tenant. In the next part the dissertation describes rights and obligations of the contracting parties. A special chapter is dedicated to the rent, as one of the essential requirements of the lease agreement. Also the institutes of the subtenancy, passage of the lease of flat and exchange of the apartments are mentioned. Furthermore, the issue of the termination of the lease is elaborated in detail. The whole dissertation contains also important rulings of the courts and presents changes that will come into effect with new civil code.