

## **Resumé – in English**

The concern of this thesis is residential lease and its legal consequences. Thesis describes current legislation having the Act No. 89/2012 Coll. The Civil Code as the main pillar. At the beginning the general legislation aspects of residential lease (without deep dive into history) are discussed. The thesis's primary focus is the rent and payment for services related with the flat usage (Chapter 6). This chapter also covers historical development of the related legislation since the World War 1<sup>st</sup> till the present time with the outlook for the near future. The opening chapters of the thesis discuss the general aspects of lease agreement and all its components, the form of lease agreement and all its subjects. Further chapters depict the main principles of legal protection of all agreement parties, where the appropriate legislation can be found and what are the main conceptual characteristics of this legal term including its deeper details. However, the characteristics distinguishing residential lease agreement and other agreements are covered just marginally. Subject of residential lease agreement, the term „flat“ and its „accessories“ are analyzed thoroughly. Thesis includes also the description of general and specific elements of residential lease agreement and mentions also other ways how the residential lease can be formed. Rights and obligations of the agreement parties are not omitted at all as well. These rights and obligations are sorted and deeply analyzed. The joint tenancy relations and residential lease agreement termination are described just to a certain level and examples are used for their explanation where it was appropriate.

With regard to the extent of the work this thesis cannot (due to its size limitation) cover all the aspects of residential agreement.