

Abstract

This thesis deals mainly with legal regulation of rental housing in Czech Republic and Poland and comparison of the legal regulation of rental housing and rent regulation in both countries. The thesis starts with the brief in rights to housing in the important international documents and its regulation in national law in Czech Republic and Poland. Then follow the analysis and comparison of legal regulation of rental housing in Czech Civil Code and Polish Civil Code. In following chapters there are the detailed analysis of the decision made by European court of human rights in Strasbourg in case *Hutten-Czapska vs. Poland* and its affect on legal regulation of the rental housing, regulation of the limitation of rent in flat and the support of rental housing in Czech republic and Poland. Next chapters deal with rights and obligations defined in Polish Act to defense the users of flats, Dz.U. Nr 133, poz. 654. Last chapter is focused on social housing in both countries.